

GENERAL FLOOR PLAN NOTES

- A. BUILDING PLANNING
1. ALL ANGLES OTHER THAN 90 DEG. SHALL BE 45 DEG. (U.O.N.)
 2. ALL CEILING HEIGHTS PER BUILDING SECTION AND ELEVATIONS, U.O.D.
 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 1½" THICK, U.O.D.
 - 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 1½" THICK (CRD) 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, 1½" SOLID WOOD CORE OR 1½" 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 1½" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
 30. ALL FLOOR MTL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.O.D.
 50. FIRE PROTECTION / OPENINGS:
 - 50.1. REFER TO R302.1(1) AND R302.1(2)
 80. ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.

B. BUILDING ENVELOPE / ENERGY / GREEN

1. STUDIO APPLIED OVER WOOD SHEATHING SHALL INCLUDE (2) LAYERS GRADE 0 BUILDING PAPER
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL W200AD
3. ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE CONTINUOUS 26 GAGE
- 20.1. ENERGY COMPLIANCE REQUIREMENTS:
- 20.1.1. ALL TESTS & EQUIPMENT TO MATCH SPEC LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS INCLUDING:
 - 20.1.1.1. WINDOW SHGC & U-VALUES
 - 20.1.1.2. FURNACE EFFICIENCIES AND COOLING SEER
 - 20.1.1.3. ENVELOPE INSULATION R-VALUES
 - 20.1.1.4. ALL MANDATORY MEASURES LISTED ON TITLE 24 SHEETS
21. SEE CF-1R FORMS FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
- 40.1. MAXIMUM FUTURE FLOW RATE STANDARDS SET BY CALIFORNIA ENERGY COMMISSION:
 - 40.1.1. 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 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 EAVE & RAKE 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 CEILING, SEE INT. & EXT. ELEV. & SECTIONS FOR HEIGHT & PROFILE.

FLOOR PLAN SYMBOL LEGEND

- TEMPERED GLASS PER CRC R308
- EMERGENCY ESCAPE & RESCUE WINDOW OR DOOR (CRC R310) / EGRESS DOOR (CRC R311.2)
- WINDOW / DOOR IDENTIFICATION KEY
- INDICATED EGRESSIBLE
- INDICATED SAFETY GLASS
- 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 WINDOW SHOT
- INDICATES SUB SHEET #
- INTERIOR ELEVATION LOCATION / ID KEY

FLOOR PLAN KEYNOTES

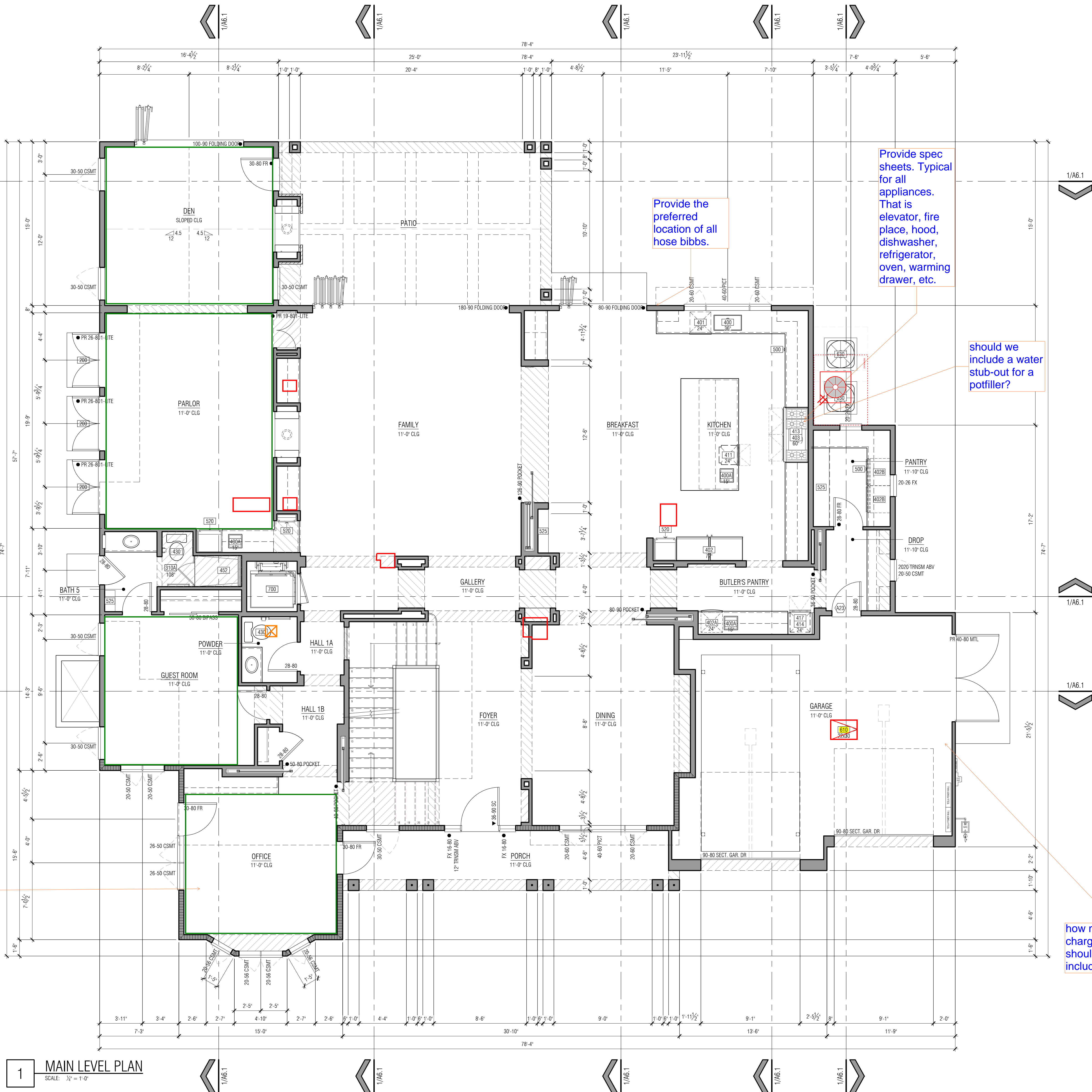
100. SPATIAL
100. LINE OF FLOOR OR WALL ABOVE
101. LINE OF FLOOR OR WALL BELOW
102. VOLUME / OPEN TO BELOW
103. LINE OF CEILING BREAK
110. SLOUGHT
200. EXTERIORS
200. CONCRETE STEEP / 36" SQUARE MIN. U.O.D. OR PER SLAB INTERFACE PLAN / MIN. ½" PER FOOT SLOPE AWAY FROM BUILDING
210. LOW WALL / REFER TO EXT ELEVATIONS
215. ENGINEERED COLUMN / REFER TO PLAN FOR SIZE / REFER TO EXT. ELEV. & STRUCT. DWGS.
221. ADHERED MASONRY BRICK / REFER TO EXT ELEV
222. PORCH OR DECK RAIL / WOOD
240. EXT. SLOTT / REFER TO ELEVATION FOR HEIGHT, PROFILE, AND FINISH MATERIAL
250. EXTERIOR CEILING / REFER TO ELEVATIONS & BUILDING SECTIONS FOR HEIGHT AND FINISH MATERIAL
260. ELASTOMERIC DECK w/ WPM O/ PLYWOOD SHEATHING. INSTALL PER MFR SPECS. SLOPE TO DRAINING ½" PER FOOT MIN. AWAY FROM BUILDING
262. DECK DRAIN
270. METAL OR WOOD GATE / REFER TO EXT ELEVATIONS
280. PREFABRICATED CUPOLA w/ FINAL BY OTHER
300. INTERIORS
301. LOW WALL OR SHELF. REFER TO PLAN / INT. ELEV. FOR HEIGHT
302. CRIPPLE WALL BELOW
310. INTERIOR SLOTT / FLAT U.O.D. / REFER TO INTERIOR ELEVATION
- 310A. DROP CEILING
320. LINE OF STAIR NOSING / REFER TO DTL X201/AD
321. LINE OF STAIR RISER / REFER TO DTL X201/AD
322. FIRST RISER OF ADDITIONAL RISERS ADDED AT PLATE HEIGHT OPTS.
330. GUARDWALL PER R312.2 & R301.5. REFER TO DTL X128/AD
331. GUARDRAIL & BALUSTERS PER R312 & R301.5. SEE SPEC FOR FINISH. REFER TO DTL X128/AD.
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
400. PLUMBING FIXTURES / APPLIANCES
- 400A. KITCHEN SINK (36" U.O.D.) w/ GARAGE DISPOSAL
- 400A. BARVEGE SINK / SEE AS SHOWN
401. DISHWASHER / PROVIDE SURFACE MOUNT AIR GAP / VERIFY MFR SPEC
402. REFRIGERATOR SPACE / BUILT-IN. REFER TO OWNER SPEC
- 402A. UNDER-COUNTER REFRIGERATOR
- 402B. UNDER-COUNTER REFRIGERATOR DRAWER
403. RANGE/OVEN COMBINATION / FREE-STANDING
412. MICROWAVE IN CABINET
413. HOOD VENT / 100 CFM NON-RECURCULATING PER ASHRAE 62.2
414. SINGLE OVEN IN TALL CABINET
417. WARMING DRAWER IN CABINET
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 / 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 X210/AD.
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)
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 X250/AD.
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 5 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 ½" 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 DRISST. DV 35 TESTED IN ACCORDANCE WITH UL 127 (DTI REPORT NO. 116-F-50-S) OR APPROVED EQUAL / INSTALLATION AND USE IN ACCORDANCE WITH MFR LISTING
482. FIREPLACE VENT / FLUE
490. 3" DIA. CONCRETE FILLED PIPE BOLLARD *WHERE REQUIRED BY CODE. 36" HIGH w/ MIN. 12" EMBEDMENT INTO CONCRETE. REFER TO M100 & S900/AD.
500. MILLWORK
500. BASE CABINETS (24" DEEP U.O.D.) / REFER TO INTERIOR ELEVATIONS
505. UPPER CABINETS (12" DEEP U.O.D.) / REFER TO INTERIOR ELEVATIONS
510. ISLAND CABINET / REFER TO INTERIOR ELEVATIONS
515. COUNTERTOP OVERHANG / REFER TO INTERIOR ELEVATIONS
520. TALL PANTRY CABINET
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
551. BUILT-IN BY OTHER. CONSULT w/ OWNER
600. MECHANICAL
600. F.A.U. / IN ATTIC / REFER TO UTILITY PLAN & DETAIL M200/AD
601. F.A.U. / ON 18" MIN. HIGH PLATFORM. PROVIDE COMBUSTION AIR PER CMC CHP. 7. PROVIDE CLEARANCES AS REQUIRED
610. ATTIC ACCESS / 22x24" MIN PER R607 - REFER TO PLAN FOR SIZE / REFER TO DETAIL S300. OPTIONAL F.A.U. DOWN ACCESS. LADDER WHEN SHOWN
620. RETURN AIR GRILL (R.A.G.) / REFER TO MECHANICAL PLAN BY OTHER
621. COMBUSTION AIR VENT PER CMC 701
625. MECHANICAL DRAINAGE
630. AIR CONDITIONING CONDENSER & PAD. COORDINATE LOCATION w/ CIVIL. INSTALL PER MFR. SPEC.
700. CONVEYANCE
700. RESIDENTIAL ELEVATOR BY OTHER
701. AUTO-LIFT BY OTHER
800. MISCELLANEOUS
800. TOWEL BARRING - PROVIDE 2X SOLID BACKING
805. TOILET PAPER HOLDER
810. MEDICINE CABINET / RECESSED / MIRRORRED / OPT WHERE INDICATED BY SYMBOL

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR:	3,438 SF
SECOND FLOOR:	2,612 SF
BASEMENT:	2,436 SF
TOTAL CONDITIONED:	8,486 SF
UNCONDITIONED SPACE	
GARAGE:	530 SF
COVERED PORCH:	166 SF
CALIFORNIA ROOM:	375 SF
SUN DECK:	288 SF
BASEMENT:	547 SF
TOTAL UNCONDITIONED:	1,359 SF

RESIDENTIAL FLOOR AREA TABULATION

ALLOWABLE RFA	
LOT AREA:	15,172 SF
BASE ALLOWABLE RFA (35%):	5,310 SF
RFA BONUS (20%) (RESIDENTIAL LOT):	1,062 SF
TOTAL ALLOWABLE RFA:	6,372 SF
RFA CALCULATION:	
FIRST FLOOR RFA:	3,981 SF
SECOND FLOOR RFA:	2,587 SF
GARAGE DEDUCTION:	-200 SF
TOTAL RFA:	6,368 SF



will the architect provide a utility layout that shows the lighting and power layouts?

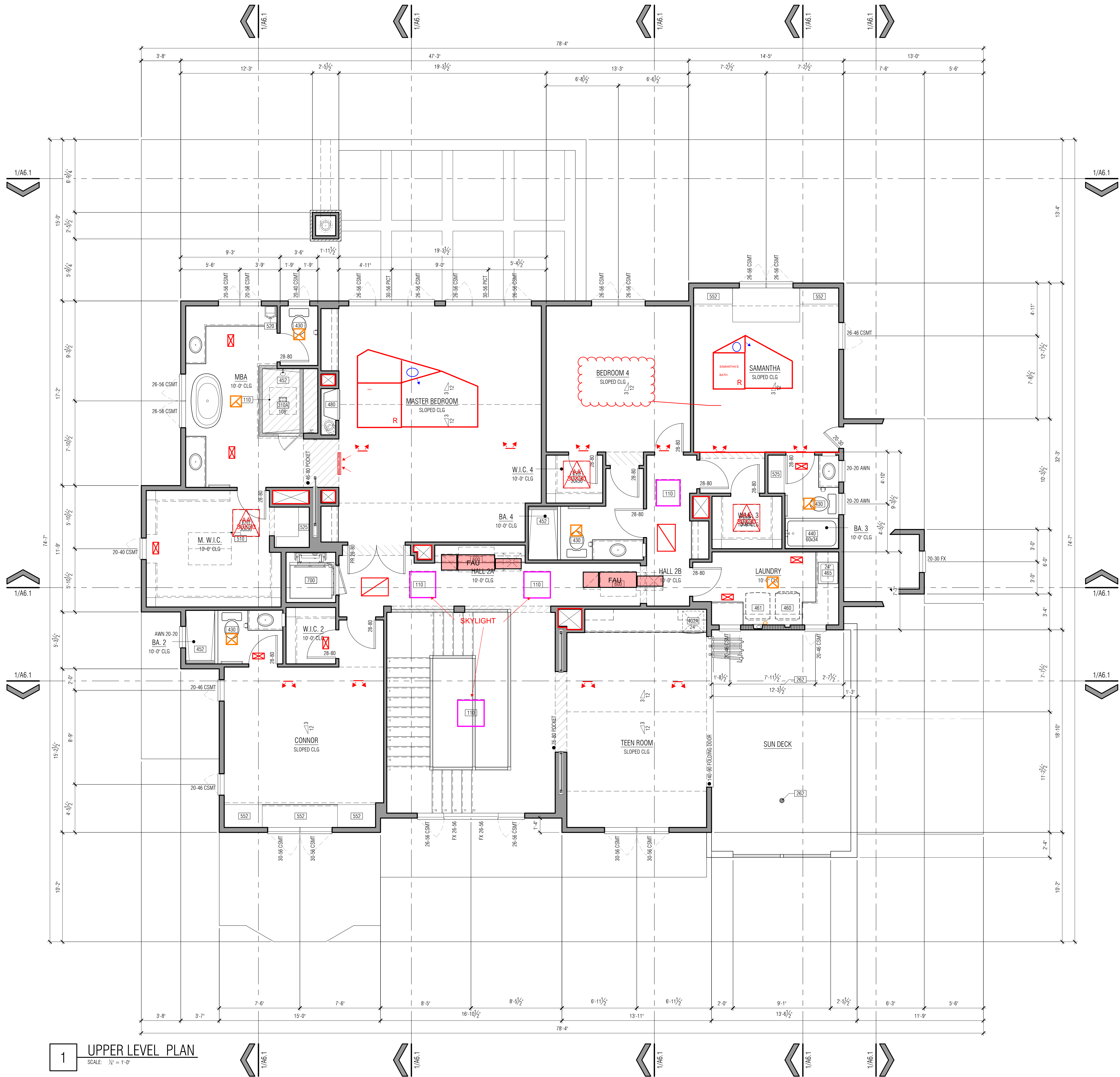
Provide the preferred location of all hose bibbs.

Provide spec sheets. Typical for all appliances. That is elevator, fire place, hood, dishwasher, refrigerator, oven, warming drawer, etc.

should we include a water stub-out for a potfiller?

how many EV chargers should we include?

Provide spec sheets.



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

GENERAL FLOOR PLAN NOTES

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 2. ALL CEILING HEIGHTS PER BUILDING SECTION AND ELEVATIONS, U.N.O.
 3. SECOND FLOOR WINDOW SILLS SHALL NOT BE LOCATED LOWER THAN 42"
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 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 (C.R.C.) 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 EXEMPTION). OTHERWISE, HOUSE TO GARAGE DOOR TO BE 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.
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 50. FIRE PROTECTION / OPENINGS
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B. BUILDING ENVELOPE / ENERGY / GREEN

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 - 20.1.1.3. ENVELOPE INSULATION R-VALUES
 - 20.1.1.4. ALL MANDATORY MEASURES LISTED ON TITLE 24 SHEETS
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42. HERS TESTING IS REQUIRED. REFER TO CF-1R FOR APPLICABLE TESTS
43. AIR DOOR TEST WHERE REQUIRED BY ENERGY.

C. FIRE PROTECTION

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 - 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 EAVE & RAKE 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 WINDOW OR DOOR (CRC R310) / EGRESS DOOR (CRC R311.2)
- INDICATED EGRESSIBLE
- INDICATED SAFETY GLASS

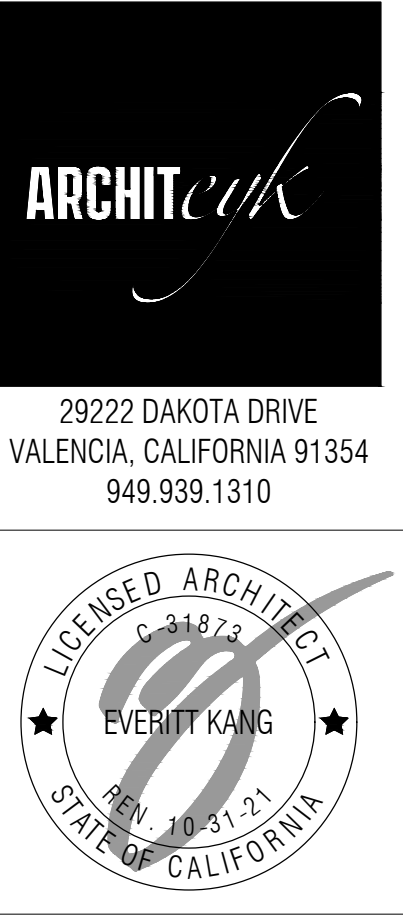
- OPERATION TYPE
- SH: SINGLE HUNG
- SL: HORIZONTAL SLIDER
- XOX: SLIDING END PANELS / FIXED CENTER PANEL
- FX: FIXED PANEL
- FR: FRENCH DOOR
- SGD: SLIDING GLASS DOOR

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

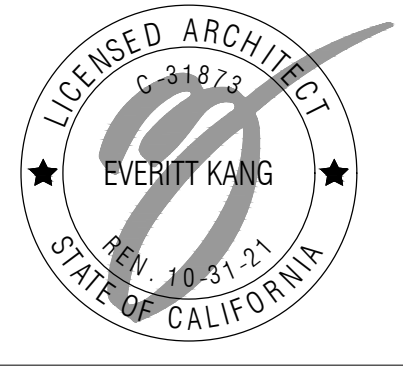
- INDICATES ARCH SHOT
- INDICATES INTERIOR ELEVATION LOCATION / ID KEY

FLOOR PLAN KEYNOTES

100. SPATIAL
100. LINE OF FLOOR OR WALL ABOVE
101. LINE OF FLOOR OR WALL BELOW
102. VOLUME / OPEN TO BELOW
103. LINE OF CEILING BREAK
110. SKYLIGHT
200. EXTERIORS
200. CONCRETE SToop / 36" SQUARE MIN. U.N.O. OR PER SLAB INTERFACE PLAN / MIN. 1/2" PER FOOT SLOPE AWAY FROM BUILDING
210. LOW WALL / REFER TO EXT. ELEVATIONS
215. ENGINEERED COLUMN / REFER TO PLAN FOR SIZE / REFER TO EXT. ELEV. & STRUCT. DWGS.
221. ADHERED MASONRY BRICK / REFER TO EXT. ELEV.
222. PORCH OR DECK RAIL / WOOD
240. EXT. SKYRT / REFER TO ELEVATION FOR HEIGHT, PROFILE, AND FINISH MATERIAL
250. EXTERIOR CEILING / REFER TO ELEVATIONS & BUILDING SECTIONS FOR HEIGHT AND FINISH MATERIAL
260. ELASTOMERIC DECK w/ WPM O/ PLYWOOD SHEATHING. INSTALL PER MFR SPECS. SLOPE TO DRAINING 1/2" PER FOOT MIN. AWAY FROM BUILDING DECK DRAIN
262. METAL OR WOOD GATE / REFER TO EXT. ELEVATIONS
270. PREFABRICATED CUPOLA w/ FINAL BY OTHER
300. INTERIORS
301. LOW WALL OR SHELF. REFER TO PLAN / INT. ELEV. FOR HEIGHT
302. CRIPPLE WALL BELOW
310. INTERIOR SKYRT / FLAT U.N.O. / REFER TO INTERIOR ELEVATION
- 310A. DROP CEILING
320. LINE OF STAIR NOSING / REFER TO DTL X201AD
321. LINE OF STAIR RISER / REFER TO DTL X201AD
322. FIRST RISER OF ADDITIONAL RISERS ADDED AT PLATE HEIGHT OPTS.
330. GUARDWALL PER R312.2 & R301.5. REFER TO DTL X128AD
331. GUARDRAIL & BALUSTERS PER R312 & R301.5. SEE SPEC FOR FINISH. REFER TO DTL X1228AD
332. HANDRAIL / CONTINUOUS & INTEGRATED INTO GUARD RAILING SYSTEM OR WALL MOUNTED COMPLIANT w/ R311.7.8
340. 3/4" SYSTEM BOARD ON CEILING AND WALLS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS (R302.7)
341. DWELLING / GARAGE SEPARATION:
 - 341.1. (1) LAYER 3/4" GYP BD APPLIED TO GARAGE SIDE WALLS & CEILINGS BETWEEN GARAGE AND HOUSE/ATTIC. TABLE R302.6
 - 341.2. (1) LAYER 3/4" TYPE X GYP BD AT CEILING w/ HABITABLE ROOMS ABOVE GARAGE. (1) LAYER 3/4" GYP BD APPLIED TO GARAGE SIDE WALLS. TABLE R302.6
350. BARN DOOR. INSTALL PER MFR. SPEC. FIELD VERIFY OPENING CLEARANCES
400. PLUMBING FIXTURES / APPLIANCES
400. KITCHEN SINK (36" U.N.O.) w/ GARAGE DISPOSAL
- 400A. BAR/VESSEGE SINK / SEE AS SHOWN
401. DISHWASHER / PROVIDE SURFACE MOUNT AIR GAP / VERIFY MFR SPEC
402. REFRIGERATOR SPACE / BUILT-IN. REFER TO OWNER SPEC
- 402A. UNDER-COUNTER REFRIGERATOR
- 402B. UNDER-COUNTER REFRIGERATOR DRAWER
403. RANGE/OVEN COMBINATION / FREE-STANDING
412. MICROWAVE IN CABINET
413. HOOD VENT / 100 CFM NON-RECURCULATING PER ASHRAE 62.2
414. SINGLE OVEN IN TALL CABINET
417. WARMING DRAWER IN CABINET
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
442. FREE STANDING TUB / INSTALL PER MFR. INSTRUCTIONS
457. HOT MOPPED SHOWER w/ TILE FLOOR & SURROUND. REFER TO SPEC SHOWER HEAD HEIGHT. REFER TO INT. ELEV. FOR TILE HEIGHT. REFER TO X210AD
453. HOT MOPPED & TILED SHOWER SEAT. REFER TO INT. ELEV. FOR HEIGHT OR MATCH TUB DECK HEIGHT WHERE DEPICTED. REFER TO X210AD
455. GLASS SHOWER ENCLOSURE (SAFETY GLAZING PER R308)
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 X250AD
461. CLOTHES DRYER / DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR / MAX. LENGTH 14' w/ (2) 90° ELBOWS (CMC 504.4.2) / RESIDUE 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 M100AD / 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 S900AD
480. FIREPLACE / GAS DIRECT VENT / SUPERIOR DRISST. DV 35 TESTED IN ACCORDANCE WITH UL 1271 (DTI REPORT NO. 116-F-50-5) OR APPROVED EQUAL / INSTALLATION AND USE IN ACCORDANCE WITH MFR LISTING
482. FIREPLACE VENT / FLUE
490. 3" DIA. CONCRETE FILLED PIPE BOLLARD *WHERE REQUIRED BY CODE. 36" HIGH w/ MIN. 12" EMBEDMENT INTO CONCRETE. REFER TO M100 & S900AD.
500. MILLWORK
500. BASE CABINETS (24" DEEP U.N.O.) / REFER TO INTERIOR ELEVATIONS
505. UPPER CABINETS (12" DEEP U.N.O.) / REFER TO INTERIOR ELEVATIONS
510. ISLAND CABINET / REFER TO INTERIOR ELEVATIONS
515. COUNTERTOP OVERHANG / REFER TO INTERIOR ELEVATIONS
520. TALL PANTRY CABINET
525. SHELF OR SHELVES / REFER TO SPEC FOR MATERIAL & QTY
530. SHELF & POLE / REFER TO DTL X400AD / 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
600. MECHANICAL
600. F.A.U. / IN ATTIC / REFER TO UTILITY PLAN & DETAIL M200AD
601. F.A.U. / ON 18" MIN HIGH PLATFORM / PROVIDE COMBUSTION AIR PER CMC CHP.7 PROVIDE CLEARANCES AS REQUIRED.
610. ATTIC ACCESS / 22x20" MIN PER R807 - REFER TO PLAN FOR SIZE / REFER TO DETAIL X300 OPTIONAL FALL-DOWN ACCESS LADDER WHERE SHOWN
621. 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.
700. CONVEYANCE
700. RESIDENTIAL ELEVATOR BY OTHER
701. AUTO-LIFT BY OTHER
800. MISCELLANEOUS
800. TOWEL BARRING - PROVIDE 2X SOLID BACKING
805. TOILET PAPER HOLDER
810. MEDICINE CABINET / RECESSED / MIRRORRED / OPT WHERE INDICATED BY SYMBOL



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LOREN & STACEY BORSTEIN RESIDENCE

188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

Issue Date: 210311

Project #:

Manager: EYK

Revisions:

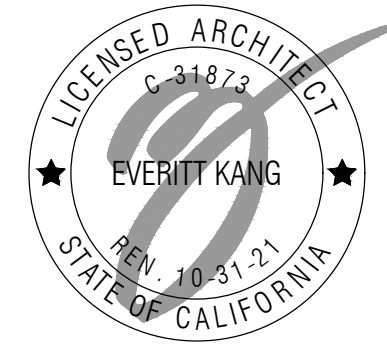
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DWG TYPE:

UPPER LEVEL
FLOOR PLAN

SHEET #

A1.2



LOREN & STACEY BORSTEIN RESIDENCE

188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

Issue Date: 210311
Project #:
Manager: EYK
Revisions:
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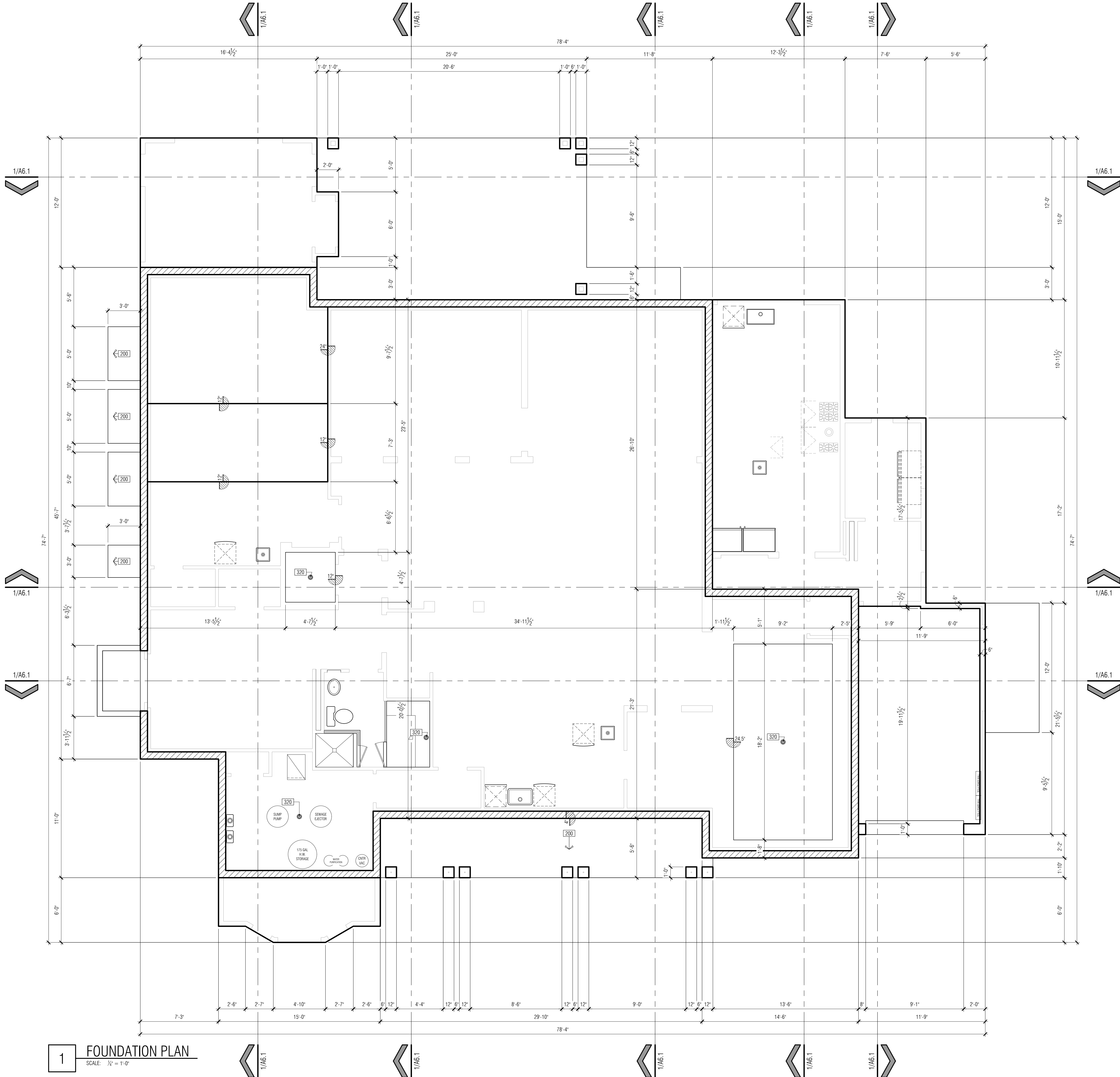
DWG TYPE:

FOUNDATION PLAN
SHEET #

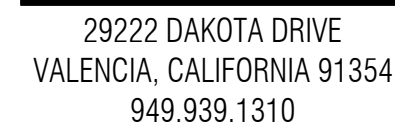
FOUNDATION SYMBOL LEGEND	
	FLOOR PLAN KEYNOTE
	GENERAL FLOOR PLAN NOTE
	ELEVATION CHANGE

FOUNDATION PLAN KEYNOTES	
100s	FOUNDATION
100	CONCRETE GARAGE SLAB / MIN 2% SLOPE
105	CONCRETE FLOOR SLAB PER RS06
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 SS20/AD FOR STEPPED FOUNDATION DETAIL



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



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ATTIC FORCED AIR UNIT

100. LINE OF ROOF EDGE
101. LINE OF EXTERIOR WALL AT ROOF INTERFACE
110. EXTENT OF CHIMNEY
111. EXTENT OF FALSE CHIMNEY
120. AREA OF CATHEDRAL CEILING / CONVENTIONAL FRAMING


200. SKYLIGHT
210. ROOF ACCESS HATCH/DOOR
262. DECK DRAIN

300. CUPOLA BY OTHER

400. SOLAR PANEL / ZONE. 250 SF MIN. REFER TO GENERAL ROOF PLAN NOTE 5

1.	REFER TO EXTERIOR ELEVATION DRAWINGS FOR ADDITIONAL ROOF CONSTRUCTION DETAIL IDENTIFICATION.
2.	1" TYP. SHELLY RADIAN BARRIER AGAINST WEATHRING (SEE CA-73701)TYP. INSTALL STANDING IN ENTIRE ROOF VENTILATION.
3.	VENTILATION:
3.A.	PROVIDE 1 SQ. IN. OF VENTILATION PER 150 SQ. IN. OF ATIC SPACE. PROVIDE 1 SQ. IN. OF VENTILATION PER 100 SQ. IN. OF ATIC SPACE.
3.A.A.	IN VENTILATION PER 300 SQ. IN. IS PERMITTED PER 75 SQ. IN. PROVIDED:
3.A.A.A.	1. AT LEAST 40% AND NOT MORE THAN 50% OF THE ROOF VENTILATION AREA (HIGH VENTING) IS PROVIDED BY VENTILATORS LOCATED NOT MORE THAN 3' VERTICALLY BELOW RIDGE OR HIGHEST POINT OF SPACE, W/ THE BALANCE OF THE REQUIRED VENTILATION LOCATED IN THE BOTTOM 50% OF THE ATIC SPACE, AND
3.A.A.A.A.	2. A CLASS I IN VAPOR RETARDER IS INSTALLED ON THE EXTERIOR SURFACE OF THE VENTILATION AREA.
3.B.	VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF $\frac{1}{4}$ " MIN AND $\frac{1}{2}$ " MAX, WHERE VENTILATION OPENING LEAST DIMENSION IS LARGER THAN $\frac{1}{4}$ " CORROSION RESISTANT W/RE CLOTHING SCREENS SHALL BE PROVIDED. R006
3.C.	EAVE VENTS TO BE INSTALLED CEARL OF ANY SHEAR WALLS. EAVE OVER OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK FREE FLOW OF AIR THROUGH VENTS. EAVE VENTS BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENT. R006.3
3.D.	ROOF VENTS TO BE INSTALLED ON GARAGE ONLY IF THE CEILING OF GARAGE IS GYPSUM BOARD SEALED.
5.	SOLAR RADIATION REQUIREMENTS FOR SINGLE-FAMILY RESIDENCES IN SUBURB VENTILATION ARE 10% OF TOTAL ROOF AREA. TOTAL ROOF AREA COMPRISE OF AREAS NOT LESS THAN 1 IN DIMENSION AND NOT LESS THAN 80 S.F. FOR BUILDINGS W/ ROOF AREAS LESS THAN OR EQUAL TO 10,000 S.F. AND NOT LESS THAN 100 S.F. FOR BUILDINGS W/ ROOF AREAS GREATER THAN 10,000 S.F.
5.A.	SINGLE-FAMILY RESIDENCES SHALL HAVE A SOLAR ZONE NO LESS THAN 250 S.F. CED 110 11001(A)
5.A.A.	EXCEPTION, ALL THERMOSTATS COMPPLY WITH REFERENCE LOGIC APPENDIX JAS AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS AND ALL APPLICABLE REQUIREMENTS. THERMOSTATS ARE NOT MET W/ EXCEPTIONS. CED 110 11001(A) EXCEPTION 7
6.	ROOF COVERING:
6.A.	CONCRETE AND CLAY ROOF MATERIALS SHALL BE INSTALLED PER PARAS 3.8 TBL 10001.2.1
6.B.	CONCRETE AND CLAY ROOF MATERIALS SHALL BE INSTALLED PER PARAS 3.8 TBL 10001.2.2

A diagram of a room layout with numbered areas. The room is a large rectangle with a central area labeled '1'. There are six smaller areas labeled 2 through 6. Area 2 is a small square in the top-left corner. Area 3 is a small square in the bottom-left corner. Area 4 is a small square in the bottom-right corner. Area 5 is a small square in the top-right corner. Area 6 is a small square on the left wall, between areas 2 and 3. Area 1 is the large central area, which is a rectangle with a smaller rectangle cut out of its top-right corner, where area 5 is located. The cut-out is a rectangle that is 1 unit wide and 1 unit high. The main rectangle is 4 units wide and 3 units high. The cut-out is 1 unit wide and 1 unit high. The central area 1 is 3 units wide and 2 units high. The cut-out is 1 unit wide and 1 unit high. The main rectangle is 4 units wide and 3 units high. The cut-out is 1 unit wide and 1 unit high. The central area 1 is 3 units wide and 2 units high. The cut-out is 1 unit wide and 1 unit high.

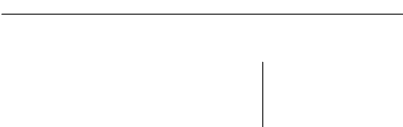
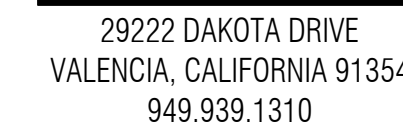


SHEET 48

A3.1



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

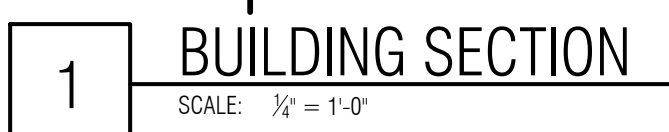
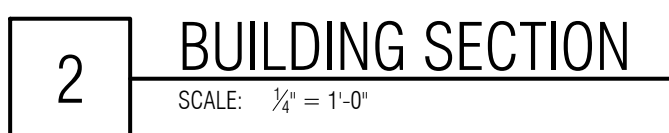


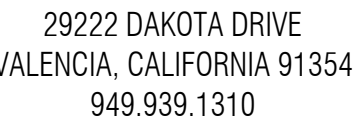
188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

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SHEET 49

A6.1





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SHEET 40

A6.2

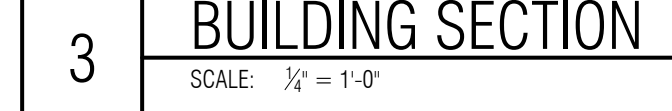
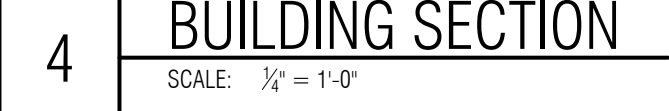
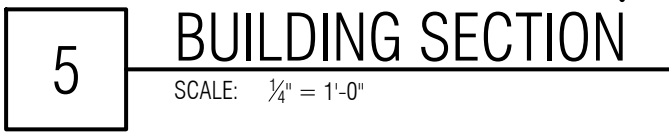
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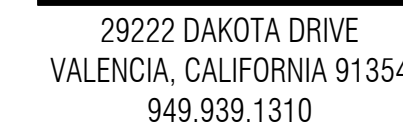
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| 100. | BUILDING PLANNING |
| 101. | CONCRETE GARAGE SLAB / SLOPE 2% MIN. |
| 102. | FLOOR SYSTEM / REFER TO STRUCTURAL |
| 103. | STAIR TREADS AND RISERS, MIN. 10" TREADS & 7 1/2" MAX. RISERS |
| 104. | 24" CIPPLE STUDS AT 16" O.C. |
| 105. | 34-38" HIGH CONTINUOUS HANDRAIL (R3117.8.1) |
| 111. | BALL-BUSTERS FOR R307.2 |
| 112. | GUARDRAIL / GUARDRAIL @ +42" U.O. |
| 126. | BALCONY RAILING |
| 127. | SOFFIT, REFER TO PLATE HEIGHT RANGE FOR HEIGHT U.O. |
| 128. | 2" X 4" T.D. SILL PLATE |
| 129. | DOUBLE 2" X 4" AT EXTERIOR & BEARING WALLS |
| 130. | FIBERGLASS INSULATION / REFER TO INSULATION COMPANION TABLE |
| 140. | CEILING |
| 141. | ROOFING MATERIAL / REFER TO ROOF SPECIFICATION TABLE |
| 151. | EXTERIOR FINISH / REFER TO EXTERIOR ELEVATION |
| 180. | PRE-FABRICATED WOOD ROOF TRUSS SYSTEM / REFER TO STRUCTURAL AND TRUSS CALCULATIONS |

200. (1) $\frac{3}{8}$ " GYP. BOARD TYPICAL U.S.D.
201. (1) GYPSUM BOARD ON CEILING AND WALLS AT UNDE SPACE UNDER STAIRS (R302.7)
210. (1) LAYER OF $\frac{3}{8}$ " GYPSUM BOARD FIRE SEPARATION BETWEEN HOUSE/ATTIC AND GARAGE. (TABLE R302.6)
211. (1) LAYER OF $\frac{3}{8}$ " GYPSUM BOARD FIRE SEPARATION ON STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLY SEPARATING RESIDENCE FROM GARAGE. (TABLE R302.6)
212. (1) LAYER OF $\frac{3}{8}$ " TYPE 'X' GYP. BOARD FIRE SEPARATION BETWEEN HABITABLE SECOND FLOOR ABOVE GARAGE. (TABLE R302.6)
220. (1) LAYERS OF $\frac{3}{8}$ " TYPE 'X' GYPSUM BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING.

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| A1. | 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 |
| 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 SHEETS AND R-VALUES
B1B. FURNACE EFFICIENCIES AND COOLING DEVICES
B1C. ENVELOPE INSULATION R-VALUES
B1D. ALL MANDATORY MEASURES LISTED ON SHEET T24-MM |



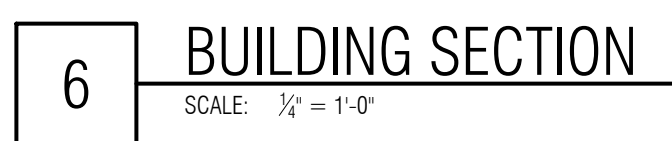
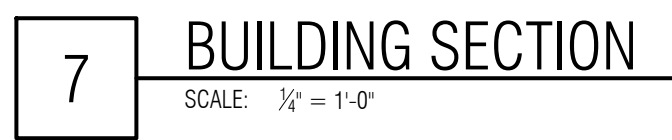


DWG TYPE:

BLD
SECTION

SHEET #

A6.3



200.	FIRE SEPARATION
201.	*2" GYP BOARD TYPICAL U.O.
201.	*2" GYP BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS (R302.7)
201.	(1) LAYER OF 2" GYP BOARD FIRE SEPARATION BETWEEN HOUSE/ATTIC
211.	(1) LAYER OF 2" GYP BOARD FIRE SEPARATION ON STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLY SEPARATING RESIDE FROM GARAGE (FACE R302.8)
211.	(1) LAYER OF 2" TYPE "X" GYP BOARD FIRE SEPARATION BETWEEN HABITABLE SECOND FLOOR OVER GARAGE (FACE R302.8)
211.	(1) LAYERS OF 2" TYPE "X" GYP BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING
GENERAL BUILDING SECTION DETAILS	
A. FIRE PROTECTION	
1.	WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR OR 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.
2.	IF METEOROLOGICAL SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL SPACES. (R302.12)
3.	IF FIREPROOFING SHALL BE LOCATED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, VENTILATION SHALL BE PROVIDED AT FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
B. ENERGY	
1.	PROVIDE ALL ITEMS AND EQUIPMENT TO MATCH THE SPECIFICATIONS LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE SPECIFICATIONS INCLUDING THE FOLLOWING:
1A.	WINDOW SIZES AND U-VALUES
1B.	FURNACE EFFICIENCIES AND COOLING SIZES
1C.	ENVELOPE INSULATION R-VALUES
1D.	ALL MANDATORY MEASURES LISTED ON SHEET T24-M



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"-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

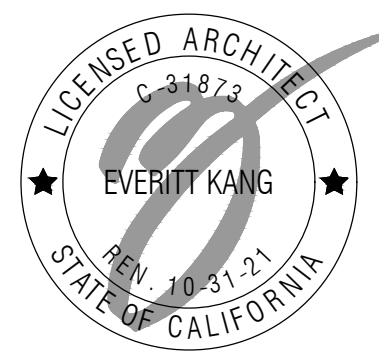
- 200s FIRE SEPARATION
- 200. 1/2" GYP. BOARD TYPICAL U.N.O.
 - 201. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS (R302.7)
 - 210. (1) LAYER OF 1/2" GYPSUM BOARD FIRE SEPARATION BETWEEN HOUSE/ATTIC AND GARAGE. (TABLE R302.6)
 - 211. (1) LAYER OF 1/2" GYPSUM BOARD FIRE SEPARATION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



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Manager: EYK

Revisions:

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DWG TYPE:

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SECTIONS

SHEET #

A6.4