

BATHROOM NOTES:
BN-1. (N) BATH CABINETS W/ GRANITE COUNTERTOPS, HANSGROHE, TOTO, KOHLER OR EQUAL PLUMBING FIXTURES, TILE OR STONE FLOORING. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC., WITH OWNER. VERIFY ALL ROUGH PLUMBING REQUIREMENTS/ DIMENSIONS PRIOR TO CONCRETE AND FRAMING.

BN-2. SHOWERS OR TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.

BN-3. AT ALL SHOWERS AND TUB/SHOWER COMBINATIONS, A SMOOTH, HARD, NONABSORBENT SURFACE (e.g., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. CRC R307.2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. WATER RESISTANT GYPSUM BACKING BOARD (i.e. GREEN BOARD) SHALL NOT BE USED IN BATH TUBS OR SHOWERS WHERE THERE WILL BE DIRECT EXPOSURE TO WATER. PROVIDE BACKERS SUCH AS WONDER-BOARD, HARDI-BACKER OR EQUIVALENT. VERIFY FINISH MATERIALS W/OWNER.

BN-4. WHERE SHOWER IS PROPOSED, INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN. VERIFY DRAIN LOCATION W/OWNER.

BN-5. TEMPERED GLASS FRAMELESS SHOWER ENCLOSURE. MIN. 3/8" THICK GLASS, AND 22" WIDE DOOR SWING OUT.

BN-6. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE, PER CFC 411.7.

BN-7. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30" CENTER TO CENTER TO ANY SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET OR BIDET SHALL NOT BE LESS THAN 24".

BN-8. INSTALL BATHROOM ACCESSORIES, I.E. MIRRORS, MEDICINE CABINETS, TOWEL BARS, & HOOKS, TOILET PAPER HOLDERS, SOAP DISHES, ETC., SELECTED BY OWNER. VERIFY SIZES AND MOUNTING LOCATIONS, PROVIDE PROPER BLOCKING.

BN-9. INSTALL EXHAUST FAN TO PROVIDE MINIMUM 5 AIR EXCHANGE PER HOUR VENTED TO EXTERIOR WITH A BACK DRAFT DAMPER.

BN-10. REFER TO "INDOOR AIR QUALITY" ON MP SHEETS FOR REQUIRED SINGLE FAN EXHAUST SYSTEM MIN. DUCT SIZE.

NEW STAIR NOTES PER 2016 CBC R311.7

SN-1. STAIRWAY WIDTH. STAIRWAY SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

SN-2. HEADROOM. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

SN-3. WALKLINE. THE WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12 INCHES FROM THE SIDE WHERE THE WINDERS ARE NARROWER. THE 12-INCH DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH.

SN-4. STAIR TREADS AND RISERS. IN GROUP R-3 OCCUPANCIES, THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES; THE MINIMUM WINDER TREAD DEPTH AT THE WALKLINE SHALL BE 10 INCHES; AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6 INCHES. A NOSING NOT LESS THAN 3/4 INCHES BUT NOT MORE THAN 1-1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. 2016 CBC SECTION 1011.5.2 EXCEPTION 3.

SN-5. DIMENSIONAL UNIFORMITY. MAINTAIN REQUIRED RISE AND RUN DIMENSIONAL UNIFORMITY NOT TO EXCEED 3/8".

SN-6. ALL TREADS & RISERS TO BE HARDWOOD OR EQUAL. VERIFY W/OWNER. STAIR DESIGN & LAYOUT BY STAIR MANUFACTURER. PROVIDE SHOP DRAWINGS, FOR APPROVAL W/ARCHITECT & COMPLIANCE W/ U.B.C. IN FIELD PRIOR TO CONSTRUCTION.

SN-7. ENCLOSURE UNDER STAIRWAYS. SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. 2016 CBC SECTION 1011.7.3. EXCEPTION. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

SN-8. HANDRAILS. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. REFER TO CBC SECTION 1014.3 FOR HANDRAIL GRASPABILITY, TYPE I & II PROFILE.

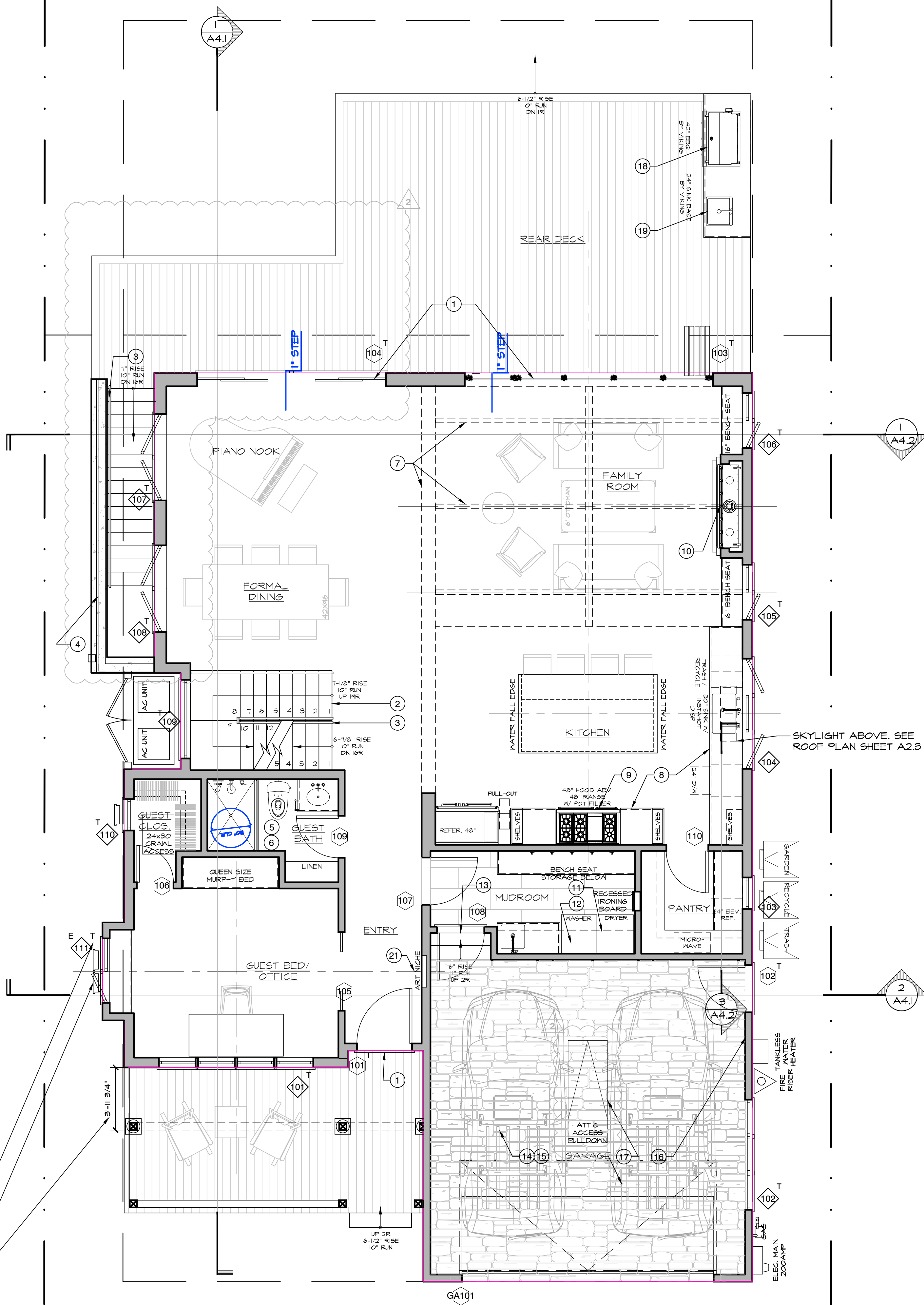
SN-9. GUARDRAILS AT OPEN-SIDED WALKING SURFACES SHALL BE NOT LESS THAN 42" IN HEIGHT WITH GUARDS SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH, UNLESS THE GUARDS ARE ON THE OPEN SIDES OF STAIRS OR ALSO SERVES AS A HANDRAIL THEN THE HEIGHT SHALL NOT BE LESS THAN 34" NOR HIGHER THAN 38" AND THE GUARDS SHALL BE SPACED SUCH THAT A 4-3/8" SPHERE CANNOT PASS THROUGH (CRC R312.2 & R312.3). MUST RESIST A CONCENTRATED LOAD OF 200LB APPLIED ANY WHERE ALIGN THE TOP RAILING, PER CBC 1607.7.1.

SN-10. HANDRAIL GRASPABILITY (2016 CBC 1014.3): ALL REQUIRED HANDRAILS SHALL COMPLY WITH SECTION R311.7.2.3 OR SHALL PROVIDE EQUIVALENT GRASPABILITY.

36" HIGH WOOD FENCE WITH DOORS TO SCREEN THE A/C UNITS. VERIFY REQUIRED CLEARANCES FOR A/C UNITS WITH OWNERS/INSTALLATION MANUAL PRIOR TO INSTALLATION.

CRAWLSPACE VENT. SEE NATURAL CRAWL SPACE VENTILATION CALCULATION ON SHEET MP2.1

ROOF COVER LESS THAN 4'-0" AT PORCH



KEYNOTES:

1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR. SERVING EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL WITH A MAXIMUM 1/4" PER FOOT SLOPE. LANDING OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT WHEN PROVIDING THE DOOR DOES NOT NOT SWING OVER THE LANDING OR FLOOR, A 7-3/4" ELEVATION CHANGE FROM THE TOP OF THE THRESHOLD IS PERMITTED. R311.3.

2. INTERIOR STAIRCASE TO BE FRAMED ON SITE. STAIR SUB TO SUBMIT SHOP DRAWING TO ARCHITECT AND STRUCTURAL ENGINEER. VERIFY PROPOSED STRINGER SIZE/SPACING, TOP/BOTTOM CONNECTION TO FLOOR FRAMING AND LOAD TRANSFER. SEE NEW STAIR NOTES ON THIS SHEET FOR HANDRAIL HEIGHT, GRIP DIMENSION, OPENING AND OTHER CODE RELATED REQUIREMENT.

3. HANDRAIL, REFER TO NOTE SN-8, SN-9 & SN-10 IN NEW STAIR NOTES ON SHEET A2.1 FOR CODE REQUIREMENT. STAIR SUB TO SUBMIT SHOP DRAWING TO ARCHITECT AND STRUCTURAL ENGINEER. VERIFY HANDRAIL BOTTOM CONNECTION & CALCULATION THAT IS ADEQUATE TO RESIST A SINGLE CONCENTRATED LOAD OF 200LB APPLIED AT ANY POINT ALONG THE TOP OF THE RAIL.

4. MIN. 42" HIGH GUARDS, REFER TO SN-8, SN-9, SN-10 NEW STAIR NOTES ON SHEET A2.0.1 FOR CODE REQUIREMENT. REFER TO STRUCTURAL DETAIL FOR GUARDRAIL BOTTOM CONNECTION & CALCULATION THAT IS ADEQUATE TO RESIST A SINGLE CONCENTRATED LOAD OF 200LB APPLIED AT ANY POINT ALONG THE TOP OF THE RAIL.

5. SEE BATHROOM NOTES ON THIS SHEET.

6. INTERIOR BATHROOM. EXHAUST FAN TO PROVIDE MINIMUM 5 AIR EXCHANGE PER HOUR VENTED TO EXTERIOR WITH A BACK DRAFT DAMPER.

7. DECORATIVE BEAMS IN CEILING.

8. (N) KITCHEN CABINETS, COUNTERS, APPLIANCES, ACCESSORIES & FINISHES PER OWNER. TYPICAL. PROVIDE SHOP DRAWINGS FOR APPROVAL. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUT-OUTS, ELECTRICAL & GAS REQUIREMENTS, ETC. TO FRAMERS & CABINET MAKERS PRIOR TO CONSTRUCTION. PROVIDE BUILT-IN RECYCLING CENTER NEXT TO TRASH COMPACTOR.

9. 48" GAS RANGE & WALL HOOD. KITCHEN EXHAUST FAN SHALL BE MIN. 100CFM, WITH A MIN. 5' SMOOTH DUCT, NO LONGER THAN 85' OF DUCT RUN. SUBTRACT 15' OF ALLOWABLE LENGTH FOR EACH ELBOW. THE FAN MUST BE LISTED AT 3 SONE OR GREATER. FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF 25 OR GREATER. EXCEPT: IF THE FAN EXHAUSTS IN EXCESS OF 400 CFM, THE 3 SONE RATING IS NOT REQUIRED. SEE COMPLIANCE MANUAL SECTION 4.6.5, 4.6.7 & ASHRAE 62.2. PROPOSE EXHAUST DUCT TERMINATED AT WALL. PROVIDE BACKDRAFT DAMPER ON KITCHEN RANGE HOOD. CONFIRM RANGE AND HOOD CLEARANCES AND MINIMUM CFM FOR EXHAUST OF FUEL GAS FUMES IN KITCHEN.

10. OTRAL 150H FRONT FACING FIREPLACE, ANSI Z223.1/NFPA 54. DIRECT VENT GAS FIREPLACE. STONE SURROUND & MANTEL, VERIFY SELECTIONS WITH OWNER & ARCHITECT. SEE ADDITIONAL FIREPLACE NOTES ON SHEET A0.2.1 AND SPEC CUT SHEETS ON SHEET A0.2. CONTRACTOR SHALL PROVIDE SELECTED FIREPLACE MODEL NUMBERS TO BUILDING INSPECTOR FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. ALL FACTORY BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND MANUFACTURER'S INSTRUCTIONS. FACTORY BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127. ALL INTERIOR FIREPLACES SHALL BE DIRECT-VENT, SEALED- COMBUSTION TYPE GAS FIREPLACE. CGBC 4.503

11. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FT. FROM PROPERTY LINE; 3 FT. FROM OPENING INTO THE BUILDING PER CMC 504.5. TERMINATION OF EXHAUST SYSTEM PER CMC 510.8. SEE MP2.1, MP2.3 AND MP2.5 FOR TERMINATION LOCATION.

12. RECESS WASHER WATER SUPPLY. INSTALL DOMESTIC DRYER MOISTURE EXHAUST DUCTS, MIN. 4" WITH A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING (2) 90 DEGREE ELBOWS. 2' SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. PROVIDE SMOOTH METAL DRYER VENT WITH LINT TRAP, CLEAN-OUT AND BACK DRAFT DAMPER TO OUTSIDE AIR MIN. 36" AWAY FROM OPENING. PROVIDE BOOSTER FAN DESIGNED BY A MECHANICAL ENGINEER FOR ANY DRYER VENT RUN OVER 14'. PROVIDE COMBUSTION AIR OPENINGS FOR GAS DRYER PER CMC 701.5. SEE MEP SHEET FOR CALCS, PROVIDE METAL PAN AND DRAIN UNDER WASHER AS AN OPTION. VERIFY W/ OWNER. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUTOUTS, MASTER, ELECTRICAL & GAS REQUIREMENTS, ETC. TO FRAMERS, CABINET MAKERS, ELECTRICIAN AND PLUMBER PRIOR TO CONSTRUCTION. GFI OUTLET +6" ABOVE COUNTERTOP.

13. GARAGE INTERIOR MAIN DOOR TO BE MIN. 1-3/8" THICK, TIGHT FITTING, 20 MIN. FIRE RATED W/ SMOKE SEAL, SELF LATCHING DEVICE/CLOSER.

14. PROVIDE CONTINUOUS 5/8" TYPE 'X' GYPSUM BOARD FINISH THROUGHOUT GARAGE WALLS & CEILING, FOR ONE-HOUR FIRE SEPARATION.

15. GARAGE FLOORS SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

16. INSTALL GARAGE EXHAUST FAN RVF6 BY FANTECH TO MECHANICALLY GET RID OF EXHAUST FROM CARS. SEE SPEC. CUT SHEET ON 7/A0.2. SEE SHEETS MP2.3 AND LS2.3 FOR LOCATION.

17. ATTIC ACCESS W/ PULL DOWN LADDER, SEE SPEC CUT SHEET DETAIL X/AX. VERIFY W/ OWNER FOR SELECTION. PROVIDE 48"x24" ATTIC ACCESS AT CEILING WITH WEATHER STRIP OR SEAL AROUND ACCESS PANEL TO PREVENT DRAFTS. MINIMUM ATTIC ACCESS 22"x30" IS REQUIRED WHERE ACCESS OPENS INTO ATTIC WITH MINIMUM 30" HEADROOM.

18. 42" VIKING B.B.Q. GRILL SEE SPEC CUT SHEETS ON 4/A0.1. 250,000 BTU GRILL BURNER RATING. CONNECT TO MAIN GAS SERVICE WITH 1/2" GAS SERVICE LINE.

19. VIKING 24" SINK OR SIMILAR WITH STAINLESS STEEL COVER TO PREVENT STORM WATER FROM ENTERING SINK DRAIN. STORM WATER SHALL NOT DRAIN INTO SINK PER CFC 1101.2

20. 2 OF (2) 4"x14" CRAWL SPACE VENTS. BLOCK-OUT CRAWL SPACE VENTS @ CURTAIN WALL. SEE NATURAL CRAWL SPACE VENTILATION CALCULATION BELOW. REFER TO STRUCTURAL FOUNDATION PLAN FOR LOCATION OF THE CURTAIN WALL. ALSO REFER TO MEP PLANS FOR DESIGNATED OPENINGS FOR FRESH AIR INTAKE, ETC.

21. RECESSED ART NICHE. VERIFY HEIGHT AND WIDTH WITH OWNER.

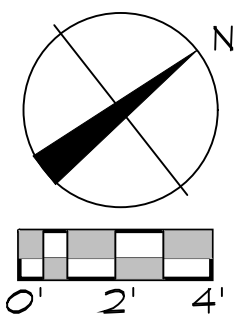
KEY TO SYMBOLS:

PROPOSED WALL

(11) FLOOR PLAN KEY NOTES

WINDOW UNIT SYMBOL, SEE SHEET A4.1 FOR SCHEDULE. 'E' FOR EGRESS; 'T' FOR TEMPERED

DOOR UNIT SYMBOL, SEE SHEET A4.1 FOR SCHEDULE.



PROPOSED GROUND FLOOR PLAN

1/4" = 1'-0"

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ISSUE LOG

BUILDING SUBMITTAL	JULY 17, 2018
BUILDING REVISION	NOV 5, 2018
BUILDING REVISION	MAR 29, 2019
BUILDING REVISION	MAY 31, 2019

NEW RESIDENCE FOR:

DANIEL BURCH & ALLRED FAMILY TRUST

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CHECKED	AEY	DRAWN	OH
DATE	OCTOBER 27, 2017		
JOB #	BURCH		

A2.1.1

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