



FLOOR PLAN LEGEND

	2X6 STUD WALL
	2X4 INTERIOR STUD WALL
	2X8 STUD WALL
	EGRESS WINDOW REFER TO WINDOW NOTES FOR REQTS.
	TEMPERED WDW GLASS SEE WINDOW SCHEDULE NOTES FOR ADDITIONAL REQTS
	HOSE BIBB
	PLUMBING RISER
	GAS SHUT-OFF
	GAS METER LOCATION
	FIRE RISER
	FIRE SPRINKLER RISER LOCATION

FLOOR PLAN SHEET NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD (FOS) UNLESS OTHERWISE INDICATED
- PROVIDE MIN. 18" X 24" CLR UNDERFLOOR ACCESS TO EACH SEGMENT OF ENCLOSED CRAWL SPACE AREA.
- EXITING FROM FLOORS ABOVE OR BELOW THE FIRST FLOOR HAS BEEN REVISED TO LIMIT THE MAXIMUM TRAVEL DISTANCE TO 50 FEET. (CRC SECTION R31.4)
- SEE SHEET A9.0 FOR SHOWER ENCLOSURE DESIGN REQUIREMENTS PER CRC.
- GARAGE AND DWELLING OCCUPANCY SEPARATION:**
 - AT AN GARAGE WALL WHICH IS SEPARATES IT FROM LIVING SPACE, PROVIDE MIN. 5/8" TYPE 'X' GYP BD, 1-HOUR RATED ASSEMBLY.
 - GARAGE ACCESS DOOR REQTS: FOR INTERIOR GARAGE ACCESS DOOR SHALL BE SELF-CLOSING AND LATCHING, WITH 20-MIN RATED AND 1 3/4" SOLID CORE, (PER CRC R302.5.1) PROVIDE SMOKE GASKET
- STAIR DESIGN:**
 - STAIRS DIMENSIONS: TREAD MIN. 10", RISER MAX. 7-3/4" (PER 2013 CRC R311.7.5.1 & R311.7.5.2)
- HANDRAILS (PER 2013 CRC R311.7.8)**
 - PROVIDE HANDRAIL AT ALL STAIRS WITH 4 OR MORE CONTINUOUS RISERS (PER 2013 CRC R311.7.8)
 - HANDRAILS DIM 1.5 TO 2" DIAMETER, MIN. CLEARANCE 1-1/2" FROM THE WALL (PER 2013 CRC R311.7.8.3)
 - THE TOP OF ALL HANDRAILS SHALL BE SET AT 34-38" ABOVE ALL LANDINGS AND TREAD NOSINGS. (PER 2013 CRC R311.7.8.1)
 - THE HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS.
- GUARDRAILS:**
 - PROVIDE GUARDRAILS AT SURFACES WHEN GREATER THAN 30" ABOVE SURFACE BELOW, PER (CRC SECTION R312.11)
 - THE TOP OF ALL GUARDRAILS SHALL BE SET AT 42" ABOVE FINISHED FLOOR.
 - THE INTERMEDIATE RAILS SHALL BE SPACED WHERE A 4" SPHERE SHALL NOT PASS THROUGH AT ANY POINT, EXCEPT 6" AT STAIR RISER (PER CRC R312.1.3)
 - THE DESIGN LOADS FOR THE TOP RAIL AND OPEN GUARDS SHALL COMPLY WITH CRC SECTION 1607.8.1 REQUIREMENTS: THE GUARDRAIL DESIGN SHALL SUPPORT A MINIMUM 200 POUND FORCE APPLIED HORIZONTALLY AT ANY POINT ALONG THE TOP RAIL AT 50 POUNDS APPLIED TO A VERTICAL AREA EQUAL TO 1 SQUARE FEET BETWEEN VERTICAL GUARD SUPPORTS.
- THRESHOLD & LANDINGS:**
 - THRESHOLD HEIGHTS ARE LIMITED AS FOLLOWS:
 - LANDINGS AT EXTERIOR DOOR SHALL BE NO LOWER THAN 1-1/2" DOWN FROM TOP OF THRESHOLD (PER CRC R311.3.1)
 - EXCEPTION: IF THE DOOR IS NOT IN PATH OF EGRESS, LANDINGS MAY BE NO LOWER THAN 7/8"
- SKYLIGHTS:**
 - RESIDENTIAL SKYLIGHTS SHALL COMPLY WITH THE 2013 CRC R308.6 FOR MATERIALS AND GLAZING REQUIREMENTS; ALSO SHALL COMPLY WITH CRC R308.6.9, FOR TESTING DATA.
- FIRE SPRINKLERS:**
 - RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE REQUIRED IN ALL NEW RESIDENTIAL CONSTRUCTION. (CRC SECTION R313.2)
- FIREPLACES:**
 - FIREPLACES MEET THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE SECTION 150 MANDATORY FEATURES AND DEVICES OF 150 (E1A) - CLOSABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX.
 - USE WITH A VENTED GAS LOG APPROVED TO ANS Z21.60 OR Z21.84 STANDARDS OR FOR USE WITH A VENT-FREE GAS LOG HEATER APPROVED TO ANS Z21.11.2 STANDARD.
- SHOWER DESIGN & ENCLOSURE REQTS:**
 - REFER TO PLUMBING SHEET NOTES AND INTERIOR DETAIL 1, SHOWER DESIGN ON A9.0 FOR REQTS.
- SEE A5.2 FOR ALL MECHANICAL, PLUMBING & ELECTRICAL REQUIREMENTS, INCLUDING SMOKE DETECTORS.

CAL GREEN MANDATORY MEASURES:
REFER TO CAL GREEN REQUIREMENTS ON SHEET T 2C OR T2D FOR ENERGY EFFICIENCY & WATER CONSERVATION STANDARDS SUCH AS PLUMBING FIXTURE FLOW RATES

MAIN LEVEL PLAN