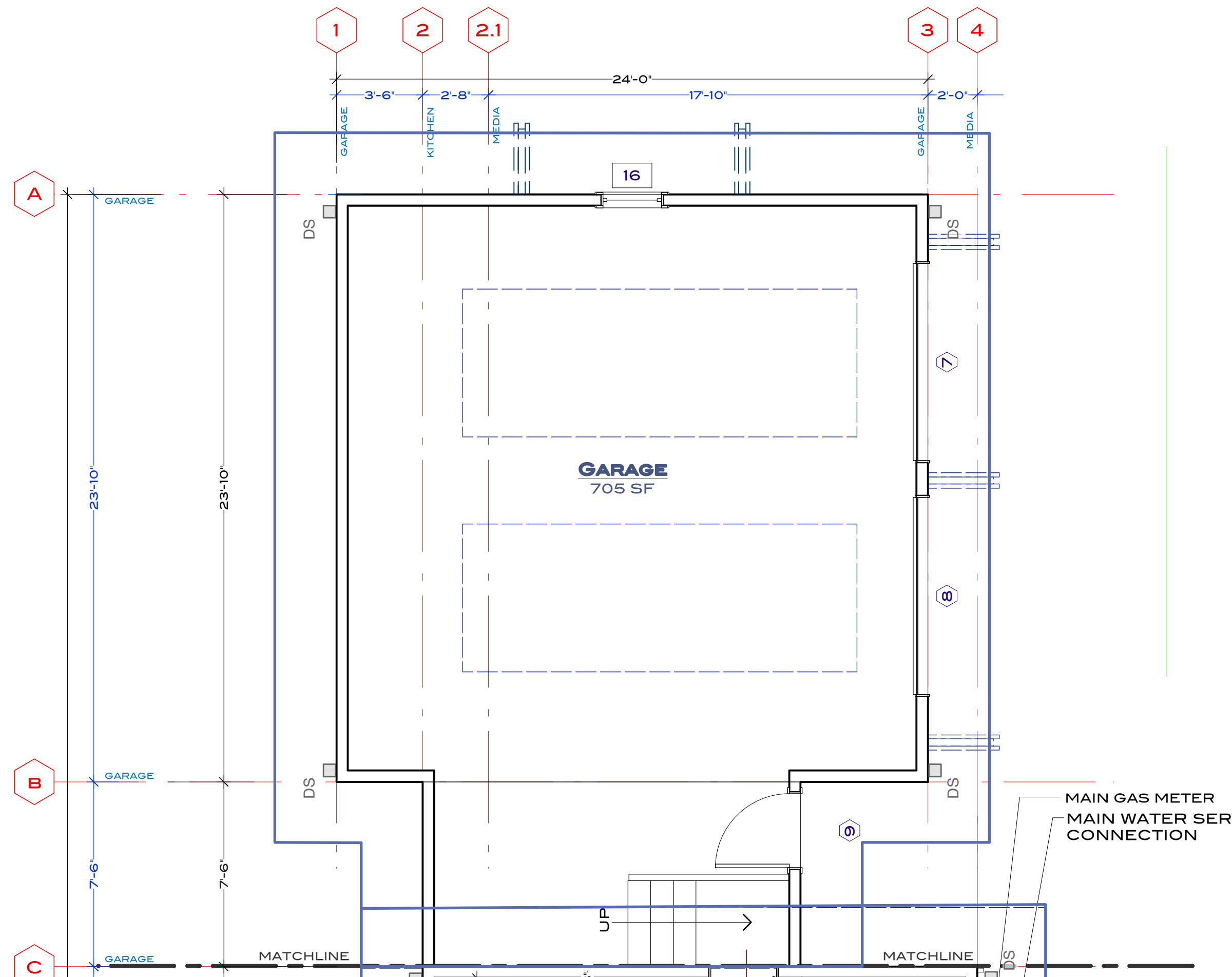


FLOOR PLAN SHEET NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD (FOS) UNLESS OTHERWISE 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 R311.4)
- PROVIDE MOISTURE-RESISTANT FLOORING AND WALL FINISHES SUCH AS CERAMIC TILE AT ALL BATHROOM AREAS, AND ON WALLS IN SHOWERS UP TO 70" ABOVE DRAIN HEIGHT PER CBC 807.
- GARAGE AND DWELLING OCCUPANCY SEPARATION:** AT AN GARAGE WALL WHICH IS SEPARATES IT FROM LIVING SPACE,, PROVIDE MIN. 5/8" TYPE 'X' GYP BD CRC SECTIONS
AT ACCESS DOOR, PROVIDE SOLID CORE DOOR WITH LATCHING KNOB, A CLOSER, THRESHOLD, AND FULL SMOKE GASKET. NO OTHER OPENINGS ARE ALLOWED.
- STAIR DESIGN:**
STAIRS DIMENSIONS: TREAD MIN. 10", RISER MAX. 7-3/4" IN ACCORDANCE WITH CBC 1009.3.
- HANDRAILS:**
A. PROVIDE IN ACCORANCE WITH CBC 1012, AT ALL STAIRS WITH -3 RISERS
B. **HANDRAILS** DIM 1.5 TO 2" DIAMETER, MIN. CLEARANCE 1-1/2" FROM THE WALL.
C. THE TOP OF ALL HANDRAILS SHALL BE SET AT 34-38" ABOVE ALL LANDINGS AND TREAD NOSINGS.
D. THE HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS.

- GUARDRAILS:**
A. PROVIDE **GUARDRAILS** AT SURFACES WHEN GREATER THAN 30" ABOVE SURFACE BELOW, PER (CRC SECTION R312.2).
B. THE TOP OF ALL GUARDRAILS SHALL BE SET AT 42" ABOVE FINISHED FLOOR.
C. THE INTERMEDIATE RAILS SHALL BE SPACED WHERE A 4" SPHERE SHALL NOT PASS THROUGH AT ANY POINT, EXCEPT 6" AT STAIR RISER.
D. DESIGN SHALL BE ABLE TO RESIST A 200 LB POINT LATERAL FORCE AT ANY POINT.
- THRESHOLD & LANDINGS:**
THRESHOLD HEIGHTS ARE LIMITED AS FOLLOWS:
A. SLIDING DOORS - 3/4"
B. ALL OTHER DOORS - 1/2"
C. IF EXTERIOR DOOR IS NOT IN PATH OF EGRESS - 7/32"
- DOOR LANDINGS**
A. SHALL NOT BE MORE THAN 7-3/4" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS.
B. NOT MORE THAN 1" LOWER THAN THRESHOLD FOR OUT-SWINGING DOORS
- FIRE SPRINKLERS:**
RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE REQUIRED IN ALL NEW RESIDENTIAL CONSTRUCTION. (CRC SECTION R313.2)
- REFER TO TYPICAL SHOWER REQUIREMENTS SEE A9.0

- IMPORTANT NOTE FOR GAS FIREPLACES:**
ONLY UNVENTED LOGS SETS WHICH HAVE BEEN FOUND TO COMPLY WITH THE STANDARD FOR A UNVENTED ROOM HEATERS, ANSI/IAS/AGA Z21.11.2 ARE ALLOWED.
- PLUMBING NOTES:**
1. ALL WATER HEATERS NEED TO BE STRAPPED TO THE BUILDING WITH AT LEAST TWO STRAPS TO PREVENT SEISMIC MOVEMENT, ONE STRAP WITHIN THE UPPER THIRD AND THE OTHER WITHIN THE LOWER THIRD OF THE WATER HEATER. THE LOWER STRAP SHALL NOT BE WITHIN 4" OF THE CONTROLS. NOTE: THREE STRAPS ARE REQUIRED FOR WATER HEATERS 75 GALLONS OR MORE. CPC 508.2.
2. ALL STORAGE TYPE WATER HEATERS NEED A TEMPERATURE/PRESSURE RELIEF VALVE INSTALLED PER THEIR LISTING WITH A 3/4" HARD PIPE DRAIN WHICH TERMINATES 6" TO 24" ABOVE GRADE AND POINTING DOWNWARD. THE DRAIN PIPE SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR. CPC 505.4, 505.5, & 608.5.
3. STORAGE TYPE WATER HEATERS SHALL BE PROVIDED WITH AN APPROVED, LISTED, ADEQUATELY SIZED COMBINATION PRESSURE AND TEMPERATURE RELIEF VALVE. WHERE A PRESSURE REGULATOR IS INSTALLED, AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE SHALL BE INSTALLED TO CONTROL INTERMITTENT THERMAL EXPANSION. CPC 608.2 & 608.3. PLEASE ADD A NOTE TO THE PLANS.



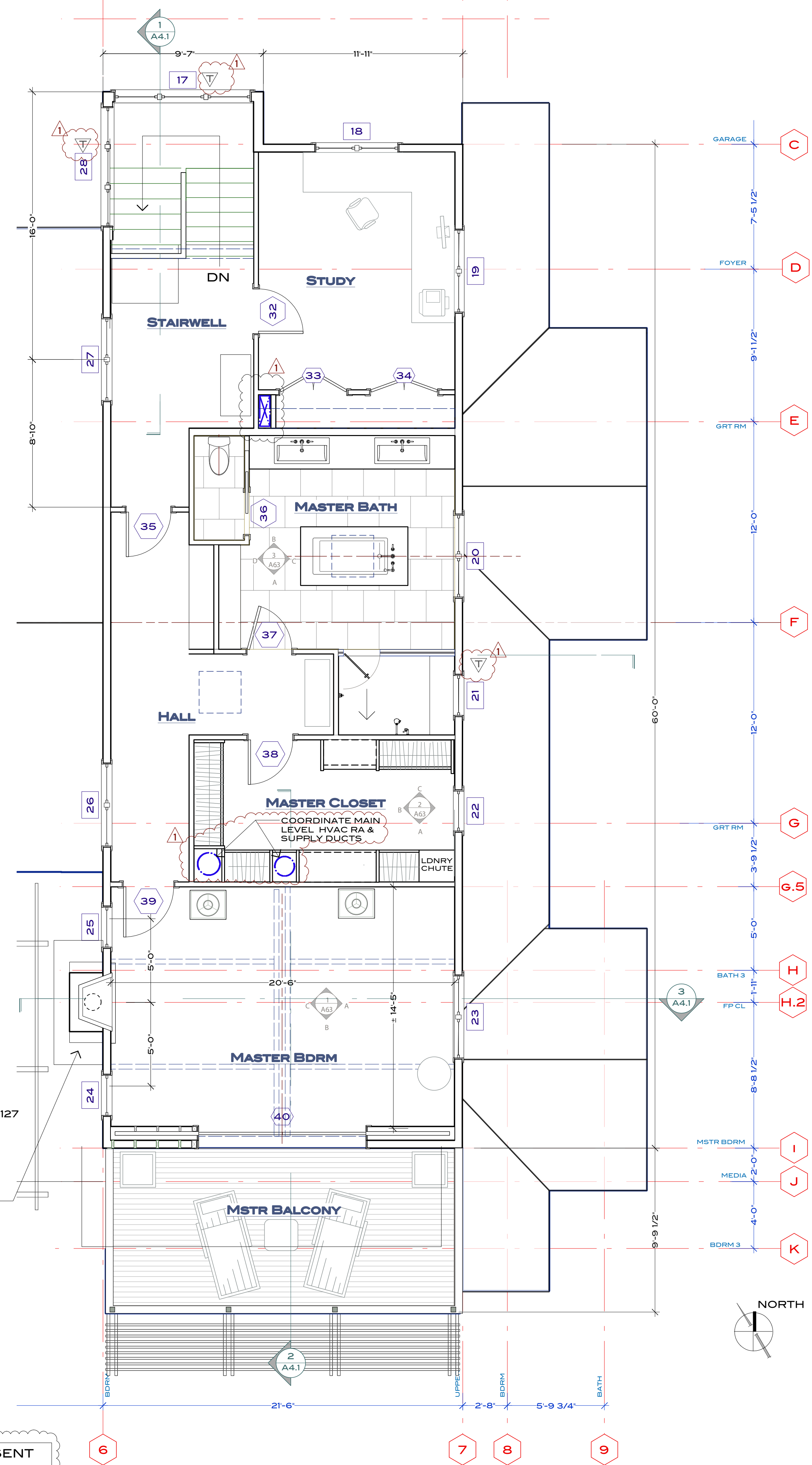
GARAGE FLOOR PLAN 2
1/4" = 1'-0"

FLOOR PLAN SHEET LEGEND

- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- EGRESS WINDOW, SEE NOTES ON WINDOW SCHEDULE
- TEMPERED GLASS, SEE DR & WDW SCHEDULE NOTES
- HOSE BIBB- SEE SHEET NOTES
- PLUMBING RISER, COORDINATE INSTALL
- GAS METER

GAS FIREPLACE, ZERO-CLEARANCE, FMI 'GEORGIAN' G42A, UL LISTING 127
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 ANSI Z21.11.2 STANDARD.

NOTE: ALL DIMENSIONS AND GRID LINES REPRESENT FACE OF STUD UNLESS OTHERWISE NOTED



UPPER FLOOR PLAN 1
1/4" = 1'-0"