





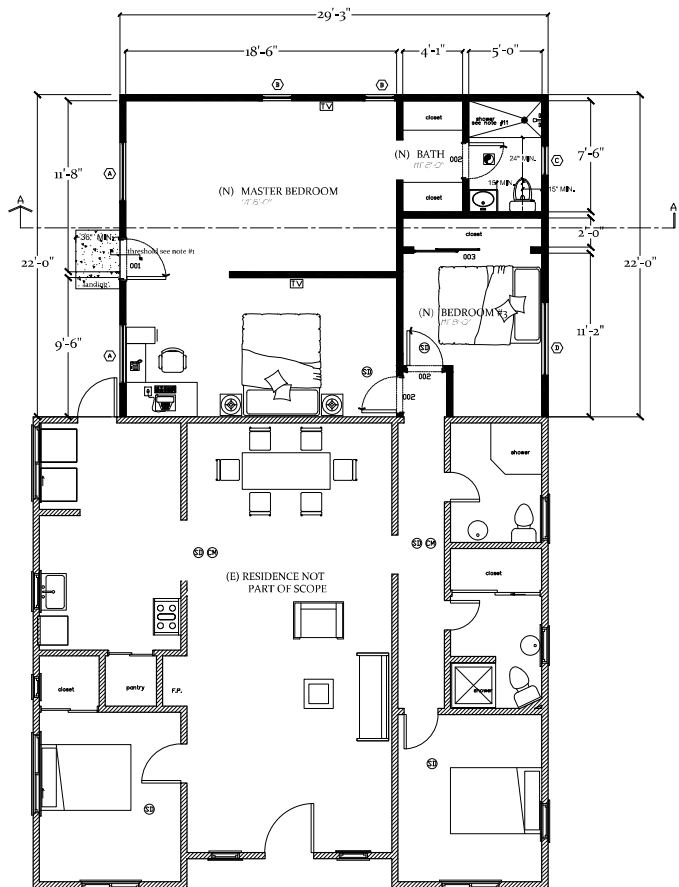
LEGEND WALL

-  NEW WALL: 2x4 WALL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD (INT.), 5/8" LATH AND PLASTER FOR EXTERIOR WALL.
-  EXISTING WALL.
-  1 HR FIRE RATED WALL.
-  DEMOLITION WALL.

WINDOW SCHEDULE													
SYMBOL	NOMINAL SIZE		QTY	AREA SQ FT	GLAZING TYPE	GLAZING		U-FACTOR	SHGC	LOCATION	MANUFACTURER		
	WIDTH	HEIGHT				MAT	FINISH						
(A)	4'-0"	3'-0"	1	12.0	CLEAR DUAL GLAZED	ALUM	STAIN	6'-0"	SLIDER	0.30	0.23	NO MASTER BEDROOM	BUILDERS CHOICE
(B)	2'-0"	4'-0"	2	8.0	CLEAR DUAL GLAZED	ALUM	STAIN	6'-0"	SH	0.30	0.23	NO MASTER BEDROOM	BUILDERS CHOICE
(C)	2'-0"	4'-0"	1	8.0	CLEAR DUAL GLAZED TEMPERED	ALUM	STAIN	6'-0"	SH	0.30	0.23	NO BATHROOM	BUILDERS CHOICE
(D)	3'-0"	3'-0"	1	9.0	CLEAR DUAL GLAZED	ALUM	STAIN	6'-0"	SLIDER	0.30	0.23	NO BEDROOM #3	BUILDERS CHOICE

DOOR AND FRAME SCHEDULE													
MARK	NAME	MANUFACTURER	MODEL	SIZE			DETAIL			FRAME	COLOR	NOTES	
				WD	HGT	THK	TYPE	HEAD	JAMB				THRESHOLD
001	BUILDERS CHOICE	EXTERIOR		3'-0"	6'-8"	1 3/8"					VYNL	WHITE	EXTERIOR/INTERIOR
002	BUILDERS CHOICE	INTERIOR		2'-6"	6'-8"	1 3/8"					VYNL	WHITE	WHITE
003	BUILDERS CHOICE	INTERIOR		8'-0"	6'-8"	1 3/8"					VYNL	WHITE	CLUSTED DOOR

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.



floor plan notes

- ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED.
 - THE LANDING AT REQUIRED OUT-SWINGING DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP.
 - THE LANDING AT IN-SWINGING DOORS AND DOORS OTHER THAN THE REQUIRED EGRESS SHALL NOT BE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD.
- WALL INSULATION SHALL BE R-15
- CEILING INSULATION SHALL BE R-30
- ROOF INSULATION SHALL BE R-19
- ALL RECEPTACLES IN KITCHEN/BATH AND GARAGE SHALL BE GFI. OUT SIDE RECEPTACLES SHALL BE WEATHER PROOF.
- LAMPS USED IN LUMINAIRES FOR GENERAL LIGHTING IN KITCHEN AND BATHROOM SHALL HAVE EFFICIENCY OF NOT LESS THAN 40 LUMENS PER WATT.
- ALL WINDOWS SHOULD BE DUAL PANELED
- ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRE WITH BATTERY
- PROVIDE 30"x22" ATTIC ACCESS SWITCH & LIGHT & RECP.
- FANS SHALL HAVE 5 AIR CHANGES PER HOUR.
- WALL COVERING SHALL BE GYPSUM PLASTER, TILE OR APPROVED EQUAL TO 72" INCHES ABOVE DRAIN AT SHOWERS OR TUBS WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL NOT BE LESS THAN 1,024 SQ IN OF FLOOR
- GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH SECTION 2406.4 (SEE EXCEPTIONS):
 - WHERE THE BOTTOM EXPOSED EDGE OF THE WINDOW GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN NEELED OF TUBS AND SHOWERS, Ø POWDER ROOM OFF OF KITCHEN
- THE ELEVATION OF LANDING SHALL NOT EXCEED 7 1/2" INCH DIFFERENCE THAN THE THRESHOLD OF THE DOORWAY (IF DOOR DOES NOT SWING OVER THE LANDING).
- ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE (11 LUX).
- FOR CLOTHES DRYER:
 - A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED
 - DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAX OF TWO 90 DEG. ELBOWS
 - A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED
- A MINIMUM OF 1" OF SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEETING AND AT THE LOCATION OF VENTS FOR VAULTED CEILING OR FLAT ROOFS
- ROOFING ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE TO THE PROVISIONS OF CHAPTER 9 OF THE RESIDENTIAL CODE AND SHALL BE AN ICC-ES OR UL LISTED CLASS 'A' FIRE RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790.
- DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDING OR FLOORS NOT MORE THAN 7 3/4" BELOW THE TOP OF THRESHOLD EXCEPT 2 OR FEWER RISERS STAIRWAY LOCATED ON THE EXTERIOR SIDE OF DOOR AND THE DOOR DOES NOT SWING OVER THE STAIRWAY [CRC R311.3.2]

CARBON MONOXIDE

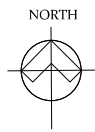
- An approved carbon monoxide shall be installed for existing buildings and new construction when the dwelling unit contains a fuel-fired appliance, fireplace, and/or an attached garage with an opening that communicates with the dwelling. [CRC R315.2.1, CRC 915.1.1]
- CO alarms shall be "hard wired" and shall be equipped with battery backup. [CRC R315.5]
- CO alarms shall be listed for compliance with UL 2034, UL 217, UL 2075, and maintained per NFPA 720. [CRC R315.1.1, R315.2.2]
- CO alarms shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of a dwelling unit including basement. [CRC R315.3]
- CO alarm shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R315.5]
- In existing dwelling units, a CO alarm is permitted to be a battery operated where repair or alteration do not result in the removal of wall or ceiling finishes. [CRC R315.5 exception 4]
- Where a fuel burning appliance is located within a bedroom or its attached bathroom a carbon monoxide alarm shall be installed within the bedroom [R315.3, Item 3]

SMOKE ALARMS

- In new construction, smoke alarms shall receive their primary power from the building wiring. The wiring shall be permanent and installed without a disconnecting switch other than those required for overcurrent protection [CRC R314.4]
- An approved smoke alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding \$1,000.00 [CRC R314.8.2]
 - Battery operated smoke alarms permitted in existing buildings where no construction is taking place or in building undergoing alteration or repair that do not result in the removal of the interior walls or ceiling finishes, unless there is an attic, crawl space or basement which could provide access for wiring.
 - Smoke alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R314.4]
 - Smoke detectors shall be "hard wired" and shall be equipped with battery backup. [CRC R314.6]

5. All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of NFPA 72. Alarms shall be tested and maintained in accordance with the manufacturer's instructions. Alarms that no longer function must be replaced.

6. Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4 of NFPA 72.



PROPOSED FLOOR PLAN

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

NOTE:



SHEET NAME:

PROPOSED FLOOR PLAN

PROJECT INFO:

OWNER(S) INFO:

DATE:

DRAWN BY:

SCALE:

SHEET NO.

A 2



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