

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 OF 1. 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 PANELL
- 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 CEMENT 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 INLET OF TUBS AND SHOWERS. @ 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 CMC 504.4.2.1
 - DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAX OF TWO 90 DEG. ELBOWS CMC 504.4.2.2
 - A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED CMC 504.4.2.2
- A MINIMUM OF 1" OF SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENTS FOR VAULTED CEILING OR FLAT ROOFS. [CRC R806.3]
- 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]

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, CBC 907.2.10.5]

- 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. [CRC R314.6 exceptions 1,3, CBC 907.2.11.9]
- Smoke alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R314.4, CBC 907.10.5]
- Smoke detectors shall be "hard wired" and shall be equipped with battery backup. [CRC R314.6, CBC 907.12.6, CBC 907.2.11.9]

CARBON MONOXIDE

- An approved carbon monoxide shall be installed for existing buildings and new construction when the dwelling unit contains a fuel-fired appliances, fireplace, and/or an attached garage with an opening that communicates with the dwelling. [CRC 315.2.1, CBC 915.1.1, CBC 915.1.5]
- CO alarms shall be "hard wired" and shall be equipped with battery backup. [CRC R315.5, CBC 915.4.1]
- CO alarms shall be listed to compliance with UL 2034, UL 217, UL 2075, and maintained per NFPA 720. [CRC R315.1.1, R315.7.2, CBC 915.4.2, CBC 915.4.4, CBC 915.5.2]
- 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, CBC 915.2]
- CO alarm shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R315.5, CBC 915.4.5]
- In existing dwelling unit, 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, CBC 915.4.1 exception 3]
- Where a fuel burning appliances is located within a bedroom or its attached bathroom a carbon monoxide alarm shall be installed within the bedroom [R315.3, item 3]

ROOF SPECIFICATION:

PITCH: 4:12 ROOF PITCH
 MANUFACTURER: GAF-TIMBERLINE HDULTRA HD
 CRRC PRODUCT ID#: 0676-0096
 COLOR ROOF: BIRCHWOOD (MATCH TO (E))
 FIRE RATING CLASS: UL CLASS "A", LISTED TO ANSI/UL790
 ICC: ESR- 1475 (OR EQUAL)
 3-YEARS AGED SOLAR REFLECTANCE OF 0.20
 SRI VALUE OF 16
 MATERIAL: FIBERGLASS ASPHALT CONSTRUCTION
 WIND WARRANTY: 130 MPH
 SHINGLE TYPE: ARCHITECTURAL SHINGLES

ROOF COVERING SHALL BE CLASS "A" OR BETTER
 ALL EAVES: 12" OVERHANG

ROOF ATTIC VENTILATION:

REQUIRED VENTILATION
 1008.00 SQ FT / 150 = 6.72 SQ FT REQUIRED

PROVIDED VENTILATION
 4 - 6"x14" EAVE VENT (0.583 EACH VENT SQ FT) = 2.33 SQ. FT.
 3 - 12"x18" WALL VENT (1.50 EACH VENT SQ FT) = 4.50 SQ. FT.
 TOTAL PROVIDED: 6.83 SQ FT

OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16 INCH MINIMUM AND 1/4 IN MAXIMUM OPENING
 A MINIMUM OF 1-INCH AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING

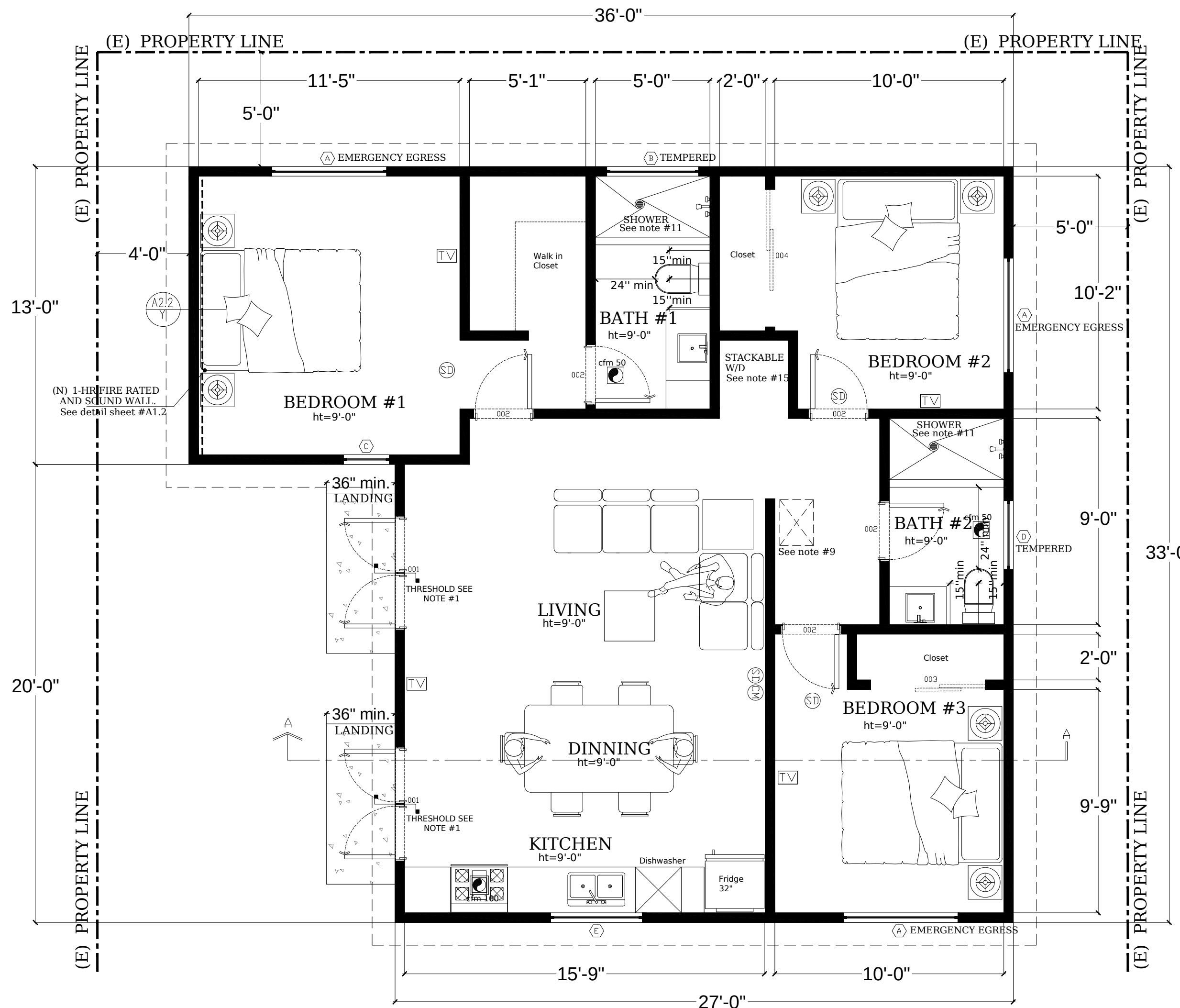


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WINDOW SCHEDULE													
SYM.	NOMINAL SIZE		QTY	AREA SQ.FT.	GLAZING			HEAD HT.	U-FACTOR	SHGC	LOCATION	MANUFACTURER	
	WIDTH	HEIGHT			TYPE	MAT	FINISH						
(A)	5'-0"	3'-0"	3	45.0	CLEAR DUAL GLAZED	VINYL	STAIN	6'-8"	SLIDER	0.30	0.23	BEDROOM 1, 2 & 3	BUILDERS CHOICE
(B)	4'-0"	1'-0"	1	4.00	CLEAR DUAL GLAZED TEMPERED	VINYL	STAIN	6'-8"	SLIDER	0.30	0.23	BATHROOM 1	BUILDERS CHOICE
(C)	2'-0"	4'-0"	1	8.00	CLEAR DUAL GLAZED	VINYL	STAIN	6'-8"	SLIDER	0.30	0.23	BEDROOM 1	BUILDERS CHOICE
(D)	3'-0"	2'-0"	1	6.00	CLEAR DUAL GLAZED TEMPERED	VINYL	STAIN	6'-8"	SLIDER	0.30	0.23	BATHROOM 2	BUILDERS CHOICE
(E)	4'-0"	3'-0"	1	12.0	CLEAR DUAL GLAZED	VINYL	STAIN	6'-8"	SLIDER	0.30	0.23	KITCHEN	BUILDERS CHOICE

DOOR AND FRAME SCHEDULE													
MARK	NAME	MANUFACTURER	MODEL	SIZE			TYPE	DETAIL			FRAME COLOR	NOTES	
				WD	HGT	THK		HEAD	JAMB	THRESHOLD			MATERIAL
001	BUILDERS CHOICE	EXTERIOR		5'-0"	6'-8"	1 3/8"				1 1/2"	VYNIL	WHITE	FRENCH DOOR
002	BUILDERS CHOICE	INTERIOR		2'-8"	6'-8"	1 3/8"					VYNIL	WHITE	
003	BUILDERS CHOICE	INTERIOR		5'-0"	6'-8"	1 3/8"					VYNIL	WHITE	CLOSET DOOR
004	BUILDERS CHOICE	INTERIOR		6'-0"	6'-8"	1 3/8"					VYNIL	WHITE	CLOSET DOOR

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

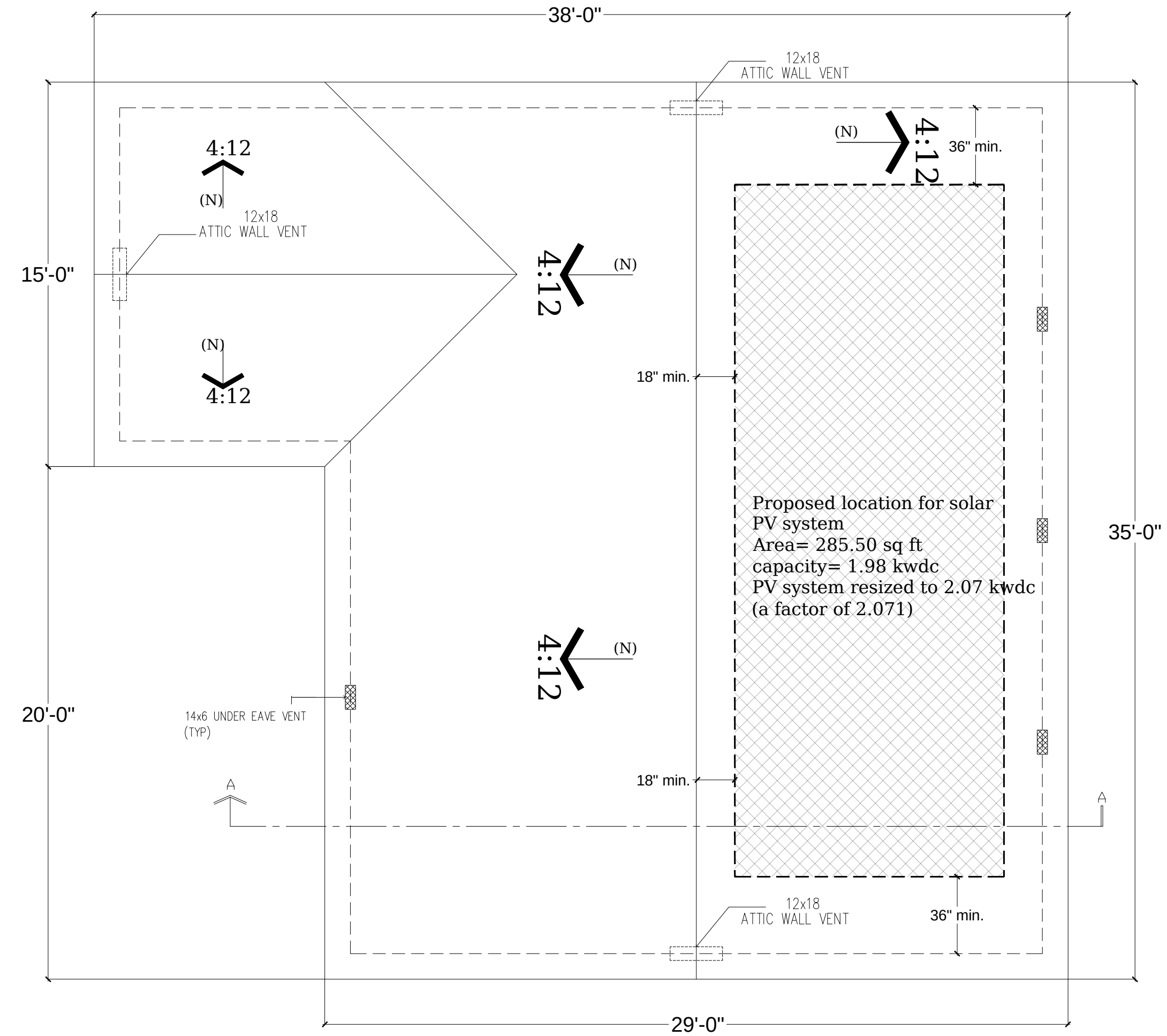


PROPOSED FLOOR PLAN

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

LEGEND WALL

	NEW WALL: 2X4 WALL STUDS @ 16" O.C. W/ 1/2" GYPSUM BOARD (INT'L) LATH AND PLASTER FOR EXTERIOR WALL.
	EXISTING WALL
	1 HR FIRE RATED WALL
	DEMOLITION WALL



PROPOSED ROOF PLAN

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

NOTE:

DESIGNER/PLANNER.

SHEET NAME.

PROJECT INFO.

OWNER(S) INFO.

SCALE.

1/4"=1'-0"
SHEET NO.

A 1