

floor plan notes

- ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED.
- 1.1 THE LANDING AT REQUIRED OUT-SWINGING DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP
- 1.2 THE LANDING AT IN-SWINGING DOORS AND DOORS OTHER THAN THE REQUIRED EGRESS SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD
2. WALL INSULATION SHALL BE R-15
3. CEILING INSULATION SHALL BE R-30
4. ROOF INSULATION SHALL BE R-19
5. ALL RECEPTACLES IN KITCHEN/BATH AND GARAGE SHALL BE GFI, OUT SIDE RECEPTACLES SHALL BE WEATHER PROOF.
6. LAMPS USED IN LUMINAIRES FOR GENERAL LIGHTING IN KITCHEN AND BATHROOM SHALL HAVE EFFICIENCY OF NOT LESS THAN 40 LUMENS PER WATT.
7. ALL WINDOWS SHOULD BE DUAL PANEL.
8. ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRE WITH BATTERY PROVIDE 307/222 ATTIC ACCESS SWITCH & LIGHT & RECP.
9. PROVIDE 307/222 ATTIC ACCESS SWITCH & LIGHT & RECP.
10. FANS SHALL HAVE 5 AIR CHANGES PER HOUR.
11. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 7/2" 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 1 SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL NOT BE LESS THAN 1,024 SQ IN OF FLOOR
12. 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, OR POWDER ROOM OFF OF KITCHEN
13. 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).
14. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE (11 LUX).
15. FOR CLOTHES DRYER:
 - 15.1. A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED CMC 504.4.2.1
 - 15.2. DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAX OF TWO 90 DEG. ELBOWS CMC 504.4.2.2
 - 15.3. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED CMC 504.4.2.2
16. 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]
17. 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.
18. 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, CRC 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 1,2, CRC 907.2.11.3]
 - Smoke alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R314.4, CRC 907.10.5]
 - Smoke detectors shall be "hard wire" and shall be equipped with battery backup. [CRC R314.6, CRC 907.12.6, CRC 907.2.11.3]

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 915.2.1, CRC 915.11, CRC 915.1.5]
- CO alarms shall be "hard wired" and shall be equipped with battery backup. [CRC R315.5, CRC 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, CRC 915.4.2, CRC 915.4.4, CRC 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, CRC 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, CRC 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, CRC 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:

RTD#: 412 ROOF PITCH
MANUFACTURER: GAF WATERLINE HDULTRA HD
CRC PRODUCT ID#: 06762058
COLOR ROOF: BIRCHWOOD (MATCH TO IE)
FIRE RATING CLASS: UL CLASS 1A LISTED TO ANSI A178
ICC: ESR-1475 (OR EQUAL)
3 YEARS AGED SOLAR REFLECTANCE OF 0.20
SRA VALUE OF 18
MATERIAL: BITUMENGLASS ASPHALT CONSTRUCTION
WIND WARRANTY: 150 MPH
SHINGLE TYPE: ARCHITECTURAL SHINGLES

ROOF COVERING SHALL BE CLASS "A" OR BETTER
ALL EAVES: 9" OVERHANG

(1) ROOF ATTIC VENTILATION:

REQUIRED VENTILATION
360 SQ FT / 150 = 2.40 SQ FT REQUIRED

PROVIDED VENTILATION
4- ROOF DORMER VENT (0.69 EACH VENT SQ FT) = 2.76 SQ. FT.

(2) ROOF ATTIC VENTILATION:

REQUIRED VENTILATION
325.00 SQ FT / 150 = 2.16 SQ FT REQUIRED

PROVIDED VENTILATION
4- ROOF DORMER VENT (0.69 EACH VENT SQ FT) = 2.76 SQ. FT.

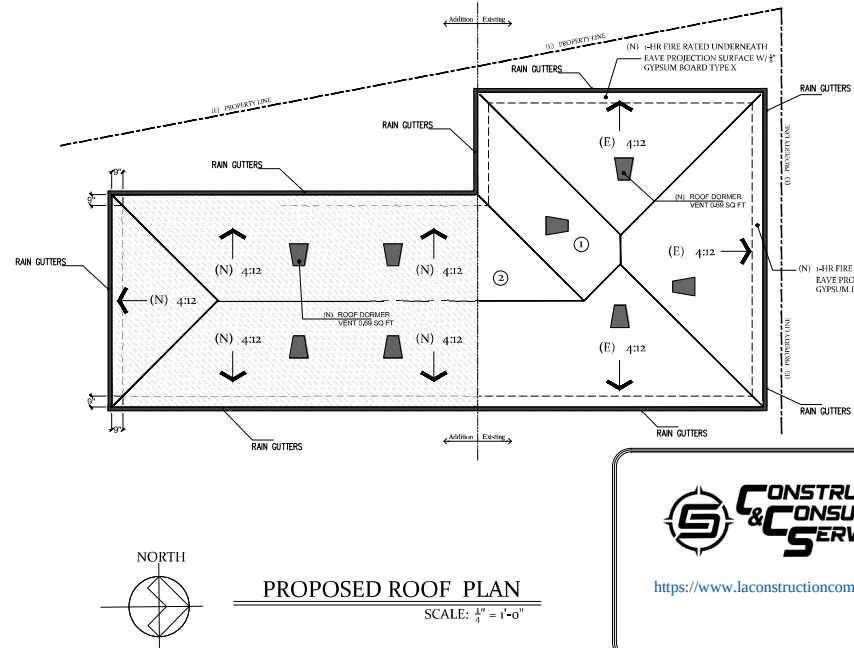
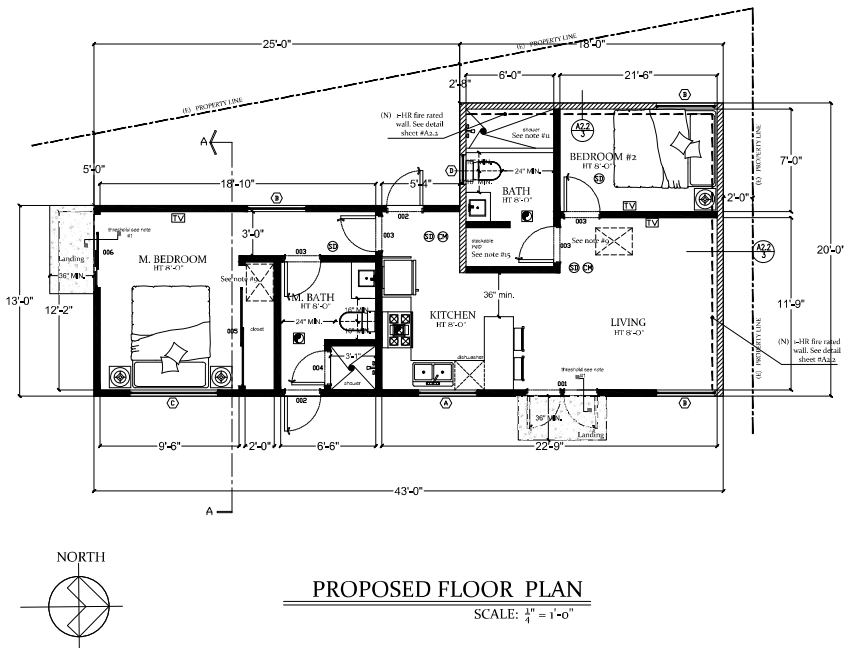
OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16 INCH MINIMUM AND 1/4 IN MAXIMUM OPENING A MINIMUM OF 1-INCH AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING

WINDOW SCHEDULE													
SYN	NOMINAL SIZE		AREA SQ FT	GLAZING		HEAD HT.		U-FACTOR	SHGC	LOCATION	MANUFACTURER		
	WIDTH	HEIGHT		TYPE	MAT. FINISH	STAIN	SLIDER						
(A)	4'-0"	3'-0"	1	900	CLEAR DUAL GLAZED	VINYL	STAIN	6'-0"	SLIDER	0.30	0.63	KITCHEN	BUILDERS CHOICE
(B)	4'-0"	4'-0"	3	900	CLEAR DUAL GLAZED	VINYL	STAIN	6'-0"	SLIDER	0.30	0.63	LIVING/BEDROOM	BUILDERS CHOICE
(C)	6'-0"	2'-0"	1	100	CLEAR DUAL GLAZED	VINYL	STAIN	6'-0"	SLIDER	0.30	0.63	H. BEDROOM	BUILDERS CHOICE
(D)	2'-0"	2'-0"	1	400	CLEAR DUAL GLAZED THERMO	VINYL	STAIN	6'-0"	SLIDER	0.30	0.63	BATHROOM	BUILDERS CHOICE
DOOR AND FRAME SCHEDULE													
MARK	MANUFACTURER		SIZE				DETAIL			FRAME		NOTES	
	NAME	MODEL	VS	HGT	THK	TYPE	HEAD	JAMB	THRESHOLD	MATERIAL	COLOR		
001	BUILDERS CHOICE	EXTERIOR THERMO	5'-0"	6'-0"	1 3/8"	---	---	---	---	VINYL	WHITE	FRENCH DOOR	
002	BUILDERS CHOICE	EXTERIOR THERMO	2'-0"	6'-0"	1 3/8"	---	---	---	---	VINYL	WHITE		
003	BUILDERS CHOICE	INTERIOR	2'-0"	6'-0"	1 3/8"	---	---	---	---	VINYL	WHITE		
004	BUILDERS CHOICE	INTERIOR	2'-0"	6'-0"	1 3/8"	---	---	---	---	VINYL	WHITE	SHOWER DOOR	
005	BUILDERS CHOICE	INTERIOR	2'-0"	6'-0"	1 3/8"	---	---	---	---	VINYL	WHITE	CLOSET DOOR	
006	BUILDERS CHOICE	EXTERIOR THERMO	2'-0"	6'-0"	1 3/8"	---	---	---	---	VINYL	WHITE	SLIDER DOOR	

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

LEGEND WALL

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



<https://www.laconstructioncompliance.com/>

NOTE:

DESIGNER/PLANNER

SHEET NAME
PROPOSED FLOOR & ROOF PLAN

PROJECT INFO.

OWNER(S) INFO.

DATE:

DRAW

SCALE:

1/4" = 1'-0"

SHEET NO.

A 2