

6 - Cabinets and Counters

- 6.1 Base Cabinets with Countertop - Verify height with Owner prior to Fabrication.
- 6.2 Upper Cabinets shown dashed - Refer to Interior Elevations.
- 6.3 Linen Cabinets - Cabinet Company Drawings.
- 6.4 Shelves & Pole - Refer to Cabinet Company Drawings.
- 6.5 Island Base Cabinets with Countertop - Verify Height with Owner Prior to Fabrication.

7 - Plumbing

- 7.1 Kitchen Sink with Garbage Disposal.
- 7.2 Bathroom Sink.
- 7.3 Toilet with 30" Minimum Clear Space in Width and 24" Minimum Clear Space in Front.
- 7.4 80" x 32" Minimum Shower Cement, Fiber-Cement or Glass Mat Gypsum Backer in Compliance with ASTM C 1178, C 1288 or C 1325 and Installed in Accordance to the Manufacturer Recommendations to 72" Ht. Finish per Builder Materials other than Structural Elements to be Moisture Resistant (Verify dimensions with manufacturer specifications). Shatter Resistant enclosure - Fully tempered laminated safety glass or approved
- 7.5 Washer Space - Provide Recessed Hot and Cold Water Bibbs, Waste Drain, and G.I. Pan with Drain.
- 7.6 50 Gallon Gas Water Heater with built in - R-16 Insulation & External Blanket on 18" Min. High Wood framed Platform. Provide Non - Rigid Connections, Seismic Strap for Lateral and P & T Relief Valve with Drain to Outside. Refer to Title 24 for Additional Requirements.
- 7.7 Provide Towel Bar.
- 7.8 Paper Holder
- 7.9 Recessed, Medicine Cabinet (Medicine Cabinet Top at 72" Ht. F.F.F.) mirror Type at Baths (Size and Finish per General Contractor).
- 7.10 Hose Bibb with shut-off valve & anti-siphon valve at entry.
- 7.11 Additional Hose Bibb with anti-siphon valve.
- 7.12 Hot Mopped Shower Pan with Mudest Ceramic Tile Floor and Wall Finish to Lid - Provide Shatter Resistant Glass Enclosure - Shower Head at +78" A.F.F..

8 - Mechanical / Electrical

- 8.1 Dryer Space - Provide 4" Diameter Vent with Maximum 14'-0" Run and Maximum (2) 90 Degree Bends - Vents to the Outside Air Per C.M.C. - Shown Dashed.
- 8.2 Electrical Panel/Meter - Exact Size and Location to be Determined by Electrical Contractor.
- 8.3 Gas Meter - Verify Exact Location (I.P.M.R.).
- 8.4 Forced Air Unit - Exact Location To be determined by H.V.A.C. Contractor (I.P.M.R.).
- 8.5 Exhaust fan capable of Minimum 5 Air Changes per Hour. (Verify with Electrical Plan if Light & Fan combination applies).
- 8.6 Smoke Detectors: Single or multiple station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
- 8.7 Carbon Monoxide Alarm:
Shall be 120-Volt with Battery Back-Up (CRC - R315.1.1)
In Dwelling units and in sleeping units within which fuel burning appliances are installed and in dwelling units that have attached garages an approved Carbon Monoxide Alarm shall be installed at all of the following locations:
a. On the Ceiling or Wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
b. On every level of a dwelling unit including basements. (CRC - R315).

1 - Spatial

- 1.1 Dashed Line of floor, wall and/or roof above.
- 1.2 20" x 30" Minimum Attic Access - 30" x 30" Minimum when F.A.U. in Attic.
- 2 - Exteriors
- 2.1 Concrete Roof Tile shall be Eagle Class 'A' Concrete Roofs UES Report # 1900 (Install per manufacturer specifications over (1) One Layer of Pound Felt. For Installation see manufacturer specifications.
- 2.2 (1) One Coat Stucco System, must include one layer of water resistive barrier, having a Name-spread Index of 25 or less and smoke-developed Index of 450 or less. The water resistive barrier must be installed over the sheathing in accordance with IRC Section 1404.2 EPS insulation board with a nominal 1.5 psi (24 kg/m) density must be installed at a 1-inch (25 mm) thickness horizontally in running bond to the sheathing. The batt insulation board and water resistive barrier must be positively fastened to the studs framing. The Stucco System must be applied at a 3/4 inch (9.5 mm) minimum thickness. ICC-ES Evaluation Report ESR-1198
- 2.3 2x Stud Wall Framing. Typical U.N.O.
- 2.4 Hardscape - refer to Site Plan Page SP.01.

3 - Interiors

- 3.1 2 x Stud Framing. Typical U.N.O.
- 3.2 Line of Floor Material Change.
- 3.3 Structure(s) Supporting Floor / Ceiling Assemblies Used For Separation Required By This Section. Not Less than 1/2 -Inch Gypsum Board or Equivalent
- 3.4 R302.6 Dwellinggarage and/or carport fire separation.
The garage and/or carport shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall. A separation is not required between the dwelling unit and a carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above.
- 3.4 Soffit or Line of Ceiling Change - Refer to Reflected Ceiling Plan.

4 - Openings

- 4.1 R302.5.1 Openings protection Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honey comb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors. Doors shall be self-closing and self-latching. Provide 1/2" Gypsum Board. See Garage For Location Per C.R.C. (R302.5.1 Thru R302.5.3 & Table R302.6)
Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit, including its attic area, from the garage shall be constructed of sheet steel of not less than 0.019 inches (0.48 mm), in thickness, and shall have no openings into the garage.
- 4.2 Custom Entry Door 1-3/4" Thick, Solid Core Door with an Angle Viewer, deadbolt and Weather Strip - Refer to exterior Elevations.
- 4.3 Sectional Overhead Garage Door - Refer to Exterior Elevations.
- 4.4 All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²). R310.1.1 Minimum opening area, including Minimum 20" Clear Width, 24" Minimum Clear Height, and 44" Still Height Per CRC R310.1.
- 4.5 All swinging doors and window openings to the exterior or to unconditioned areas such as garages shall be fully weather stripped gasketed or otherwise treated to limit infiltration.

5 - Appliances

- 5.1 Built - In Refrigerator - Provide Recessed Cold Water Bibb for Ice Maker - Verify Dimensions with Manufacturer's Specifications.
- 5.2 Gas Range with Exhaust Vent Vent to Outside Air - Verify Dimensions with Manufacturer's Specifications.
- 5.3 Built - In - Dish Washer - Verify Dimensions with Manufacturer's Specifications.
- 5.4 Microwave Oven - Hood Combination Verify Dimensions with Manufacturer's Specifications.

Floor Plan

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

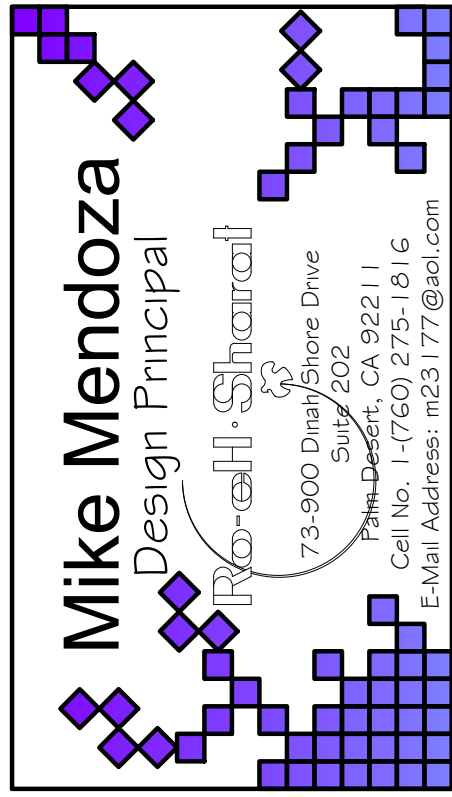
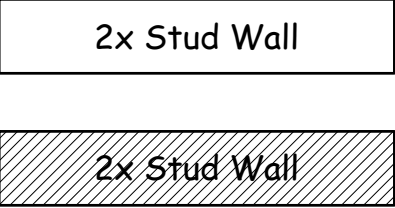
Building Data:

Conditioned Living Area:	2,044.0 Sq. Feet
2- Car Garage Area:	485.0 Sq. Feet
Covered Entry Area:	141.0 Sq. Feet
Optional Rear Covered Patio Area:	197.0 Sq. Feet

Wall Type

2x6 Stud Perimeter and Plumbing Walls & 2x4 Stud Interior Wall Wood studs @ 16" O.C. with Sound Batt Insulation with (1) One layer of 1/2" Gypsum Board inside & 3-Coat Stucco on the Outside.

5/8" type "X" gypsum board applied to the garage side to separate the garage from the dwelling unit and the dwelling attic area. Separation to be from the foundation to roof sheathing.



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Revisions	Date
Plan Check Revisions 1	00-00-2019
Plan Check Revisions 2	00-00-2019

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Floor Plan & General Notes

Date: December-2018
Drawn By: Mike Mendoza
Sign By:

Sheet Number:

A1.01

Scale: To Plot 1/4"=1'-0"