



FLOOR PLAN SHEET NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD (FOS) UNLESS OTHERWISE OTHERWISE INDICATED
2. PROVIDE MIN. 18" X 24" CLR UNDERFLOOR ACCESS TO EACH SEGMENT OF ENCLOSED CRAWL SPACE AREA.
3. 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)
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.
5. 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.
6. STAIR DESIGN:
 STAIRS DIMENSIONS: TREAD MIN. 10", RISER MAX. 7-3/4" IN ACCORDANCE WITH CBC 1009.3.
7. HANDRAILS:
 A. PROVIDE IN ACCORDANCE 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.
8. 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.
9. 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 3/4"
10. 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
11. FIRE SPRINKLERS:
 RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE REQUIRED IN ALL NEW RESIDENTIAL CONSTRUCTION. (CRC SECTION R313.2)
12. REFER TO TYPICAL SHOWER REQUIREMENTS SEE A9.0

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

FLOOR PLAN (BEDROOM WING)

1/4" = 1'-0"

0 4 8 FT

