

# Legend

**Walls**

- Existing Wall to be Removed
- Existing Wall to Remain
- Existing Interior Wall to be Insulated
- Half Wall w/ Height
- New Wall to be Built
- New Interior Wall to be Insulated

**Doors**

- Existing Door to be Removed
- Existing Door to Remain
- New Door to be Installed  
XXX = Door Number (see Door Schedule)

**Windows**

- Existing Window to be Removed
- Existing Window to Remain
- New Window to be Installed  
XXX = Window Number (see Window Schedule)

**Reference Marks**

View Direction: Elevation Number, Detail Number  
 Elevation Mark, Detail Mark  
 Sheet Number, Sheet Number

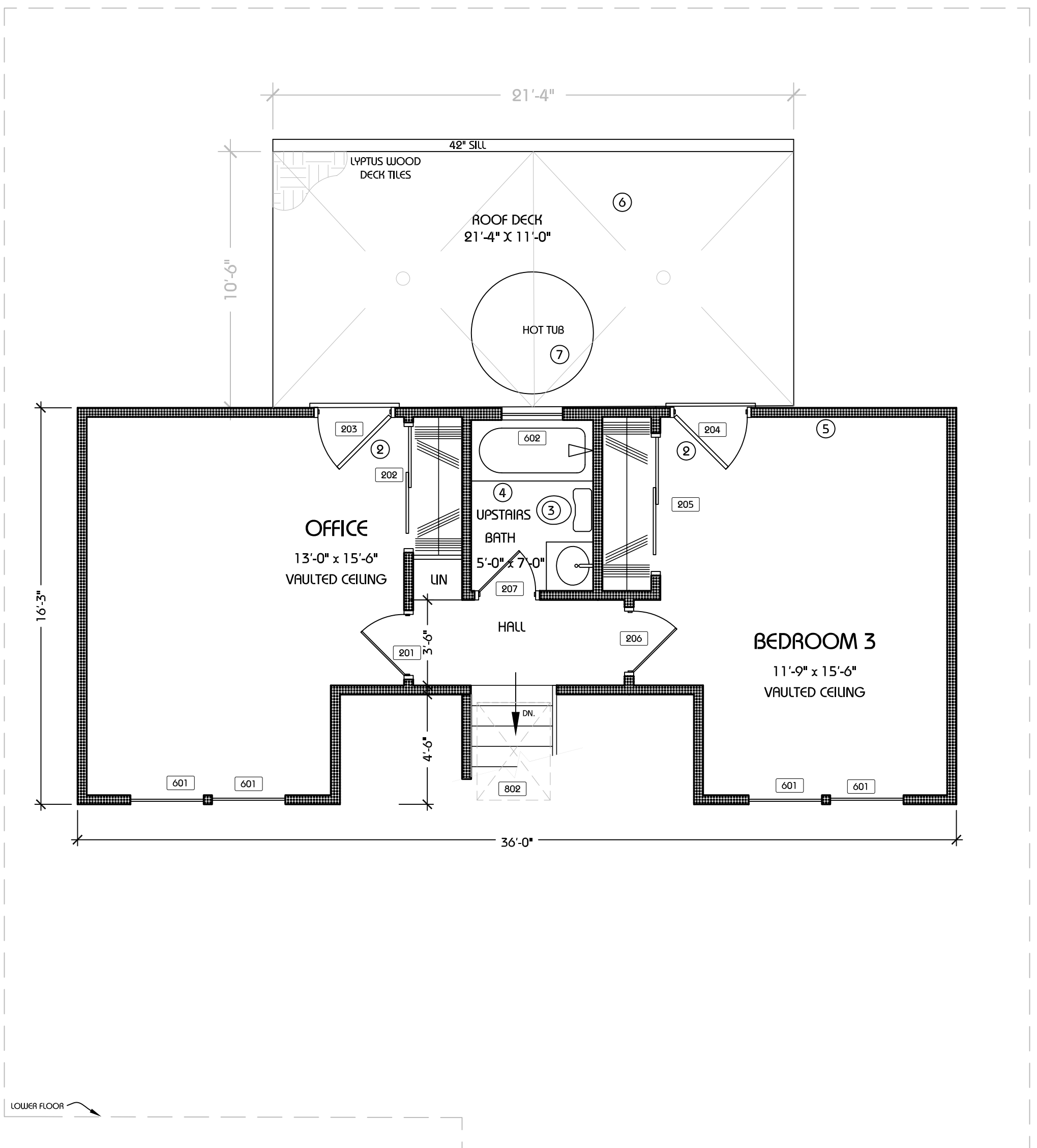
View Direction: Section Number, Section Mark  
 Section Cut Line, Sheet Number

# General notes

- I. PROVIDE UNOBSTRUCTED 18" X 24" MIN. ACCESS TO ALL UNDER FLOOR SPACES (CBC 2306.3).
- II. PROVIDE 22" X 30" MIN. ACCESS TO ALL ATTIC SPACES WITH 30" CLEAR HEIGHT OR MORE (CBC 1505.J).
- III. PROVIDE 22" X 30" CRAWL SPACE ACCESS WITHIN 20" OF ALL PLUMBING CLEANOUTS.
- IV. THE WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH. THE CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL SHALL NOT BE LESS THAN 24" (CBC 2904).
- V. ALL GARAGE CEILINGS AND WALLS COMMON WITH LIVING AREA TO BE OF 1 HOUR CONSTRUCTION (5/8" TYPE "X" GYPSUM BOARD MIN. ON GARAGE SIDE) (CBC 302.3.4). DOORS FROM GARAGE TO LIVING AREA TO BE SELF-CLOSING, TIGHTFITTING, AND EITHER A MIN. OF 1-3/8" THICK (SOLID CORE) OR HAVE A FIRE RATING OF NOT LESS THAN 20 MINUTES (CBC 302.4.3).
- VI. ALL WINDOWS AND EXTERIOR DOORS SHALL BE WEATHER-STRIPPED.
- VII. PROVIDE NATURAL LIGHT AT ALL HABITABLE ROOMS BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 1/10 THE FLOOR AREA (10 SQ.FT. MIN.) AS PER CBC 1203.2. PROVIDE NATURAL VENTILATION AT ALL HABITABLE ROOMS BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA (MIN. 5 SQ.FT.) (CBC 1203.3).
- VIII. VERIFY WINDOWS MEET EGRESS REQUIREMENTS (CBC 310.4). AT LEAST ONE ESCAPE ROUTE FROM SLEEPING ROOM. 20" CLEAR WIDTH, 24" CLEAR HEIGHT, AND MIN. 5.7 SQ. FT. CLEAR OPENING. SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- IX. ALL GLASS AND GLAZING SHALL COMPLY WITH THE U. S. SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS AND WITH FEDERAL SPECIFICATIONS AND CBC SECTION 2406.
- X. GLAZING IN ANY DOOR, OR GLAZING WITHIN 24" OF ANY DOOR AND WITHIN 18" OF FLOORS OR 60" OF TUB OR SHOWER DRAIN TO BE TEMPERED GLASS. CBC 2406.4(6). GLAZING WITHIN 18" OF THE FLOOR AND MEETING THE CONDITIONS OF CBC 2406.4(7) TO BE TEMPERED GLASS.
- XI. GLASS SHOWER AND TUB ENCLOSURES AND WINDOWS OVER SHOWERS AND TUBS TO BE SAFETY GLASS (CBC 2406.4(5)).
- XII. SLOPED GLAZING AND SKYLIGHTS SHALL BE DESIGNED TO WITHSTAND THE TRIBUTARY LOADS AS SPECIFIED IN CBC 1505.
- XIII. CONSTRUCTION OF SKYLIGHT GLAZING SYSTEM TO MEET REQUIREMENTS OF CBC 2409 AND 2503.
- XIV. RISERS ON STAIRWAYS SHALL NOT BE LESS THAN 4" NOR GREATER THAN 7-3/4". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE RUN SHALL NOT BE LESS THAN 10". THE LARGEST RUN SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" (CBC 1003.3.3.3).
- XV. HEADROOM AT STAIRWAYS TO BE 6' 8" MIN. MEASURED VERTICALLY AT ALL POINTS FORMED BY A PLANE PARALLEL AND TANGENT TO ALL TREAD NOSINGS (CBC 1003.3.3.4).
- XVI. ALL STAIRWAYS OF FOUR OR MORE RISERS SHALL HAVE A HANDRAIL. THE TOP OF HANDRAILS SHALL NOT BE PLACED LESS 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF TREADS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS. THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTION. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL (CBC 1003.3.3.5).
- XVII. STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE GUARDRAILS 42" HIGH MIN. WITH INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH (CBC 509.3).
- XVIII. USABLE SPACE UNDER STAIRS TO BE 1 HOUR CONSTRUCTION 5/8" TYPE "X" GYPSUM BOARD AT ALL WALLS AND CEILINGS (CBC 1003.3.3.9).
- XIX. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT (CBC 1003.3.1.8).

# work notes

- 1 PROVIDE 22" X 30" MIN. ATTIC ACCESS. SEE GENERAL NOTE NUMBER II FOR REQUIREMENTS.
- 2 PROVIDE EGRESS OPENING TYP. AT (N) BEDROOM(S). SEE GENERAL NOTE NUMBER VII & VIII FOR LIGHT, VENTILATION & EGRESS REQUIREMENTS.
- 3 PROVIDE REQUIRED CLEARANCE TYP. AT ALL (N) WATER CLOSETS. SEE GENERAL NOTE NUMBER IV FOR REQUIREMENTS.
- 4 (N) SHOWER DOOR TO BE MIN. 22" WIDE TEMPERED SAFETY GLASS. SEE GENERAL NOTE NUMBER XI FOR REQUIREMENTS.
- 5 FINISHED SHEETROCK AT HABITABLE AREAS TO BE SPRAY KNOCKDOWN TEXTURED U.N.O.
- 6 SLOPE DECK 1/4" PER FT. TO DRAIN TYP.
- 7 AIR TUB TO PROVIDE LEVEL SUPPORT ON SLOPING ROOF DECK



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# UPPER FLOOR PLAN

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10	REVISIONS	07/20/18
11	PUBLIC WORKS REVISIONS	10/09/18

# A1.2

FLOOR PLAN