ROOF PLAN GENERAL NOTES:

1. CONTRACTOR SHALL PROVIDE AND INSTALL SOFFIT VENT PER PLAN
2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED ROOF, GABLE END AND EAVE VENTS. ROOF VENTILATED OPENINGS TO MEET OR EXCEED SECTION R308 OF THE IRC CODE.
3. ALL ROOF PENETRATIONS TO BE A MINIMUM OF 1'-0" FROM EDGE OF ROOF CRICKETS OR CHAT STRIPS (TYPICAL).
4. ANY CHANGES IN THE ROOF SYSTEM IE: SIZE, SHAPE, QTY., ETC. TO BE REPORTED IN WRITING TO THE DESIGN PROFESSIONAL IMMEDIATELY BEFORE INSTALLATION.
5. MINIMUM VERTICAL SEPERATION BETWEEN HIGH AND LOW ROOF VENTS SHALL BE 3'-0" (MIN.).
6. HIGH VENTS SHALL BE NO CLOSER THAN 1'-0" TO THE RIDGE AND LOW TILE VENTS SHALL BE NO CLOSER THAN 3'-0" TO THE EAVE
7. ROOF VENTS USED IN THESE CALCULATIONS ARE REPRESENTED ON THESE PLANS ARE AS FOLLOWS:

TYPE OF VENT	DIMENSIONS	FREE AREA SQUARE INCHES
GABLE END VENT 1	18x24 R.O.	190 SQUARE INCHES
GABLE END VENT 2	12x18 R.O.	93 SQUARE INCHES
GABLE END VENT 3	14x24 (AR) R.O.	125 SQUARE INCHES
ROOF TILE VENT 1	20x26 R.O.	83 SQUARE INCHES
EAVE VENT 1	3.5x 22.5 R.O.	75 SQUARE INCHES

ROOF PLAN KEYNOTES:

GENERAL KEYNOTES:

(A1) OUTLINE OF BEARING WALL BELOW, SEE FLOOR PLAN

(A2) ROOF ACCESS HATCH w/ LADDER, SEE FLOOR PLAN

(A3) SPRAY POLYURETHANE FOAM ROOFING PER MGR. SPEC. (3" MIN.)

ROOF PLAN SYMBOL LEGEND

5:12 ROOF PITCH / SLOPE INDICATOR

BEARING WALL BELOW

COLUMN BELOW

ROOF TILE VENT

EAVE VENT LOCATION

CRICKET FRAMING (WHERE OCCURS)

22"X22" CUTOUT AT PLYWOOD ROOF SHEATHING FOR CROSS VENTILATION TYPICAL AT OVERBUILD AREAS

ATTIC VENTILATION TABLE: AREA 1

ATTIC AREA TO BE VENTILATED	792 S.F.
REQUIRED FREE AREA OF VENTILATION: (792) / 150 X 144 (CONVERSION FROM FT. TO IN. =	760 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED LOWER VENTILATION REQUIRED 50% MINIMUM (HALF OF REQ.) =	760 SQ. IN.
VENT TYPE: ROOF EAVE VENT @ 3.5"x22.5" = 75 SQ. IN (11) = ROOF EAVE VENTS @ 75 SQ. IN = 825 SQ. IN.	
TOTAL LOWER VENTILATION PROVIDED:	
TOTAL VENTILATION PROVIDED:	825 SQ. IN.

GYPSUM BOARD

WHERE 5/8" INCH GYPSUM BOARD IS INSTALLED ON CEILING FRAMED AT 24-INCH ON CENTER AND WHERE A WATER-BASED TEXTURED FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE ½" INCH GYPSUM BOARD SHALL BE SAG RESISTANT CEILING BOARD OR INCREASED TO ⅝" INCH GYPSUM BOARD. (TABLE R702.3.5 FOOTNOTE (d))

BATHROOM

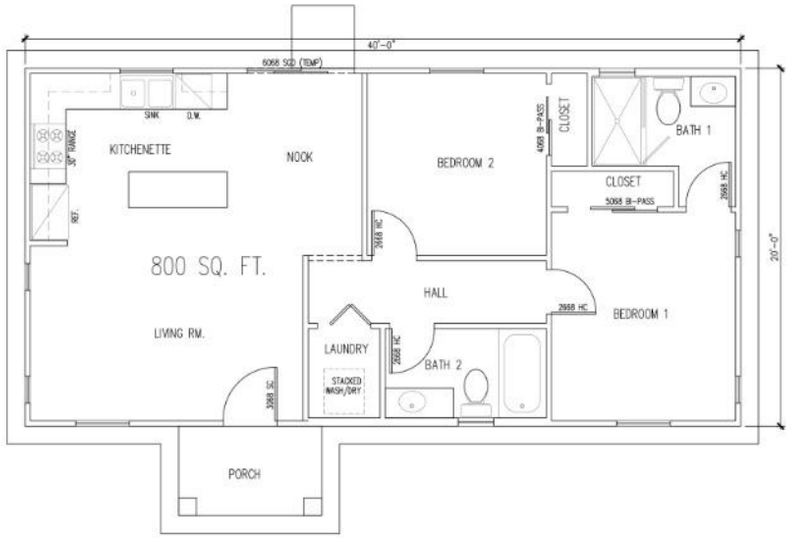
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' FEET ABOVE THE FLOOR PER R307.2 OF 2018 IRC

DOOR TYPES/HARDWARE

1. ALL FRAMES TO BE PAINTED WHITE. (SEMI-GLOSS (3) COATS)
2. ALL WOOD DOORS TO RECEIVE (3) COATS OF OIL BASE PAINT.
3. PROVIDE NECESSARY HARDWARE MINIMUM PR. 1 1/2 BUTTS PER DOOR. POLISHED BRIGHT BRASS (OR SELECTED BY OWNER). ALL TO BE LEVER HANDLES. ALL KEYING TO BE MASTER KEYED PER OWNERS SYSTEM. (8'-0" DOORS PR. 2 BUTTS PER DOOR)
4. PROVIDE PEMKO OR EQUAL WEATHER STRIPPING ON EXTERIOR DOORS.
5. ALL THRESHOLDS TO BE ALUMINUM SET IN FULL BED OF MASTC.
6. ALL DOORS TO BE PRE HUNG.
7. OWNER HAS FINAL OPTION (PRE PAINTED).

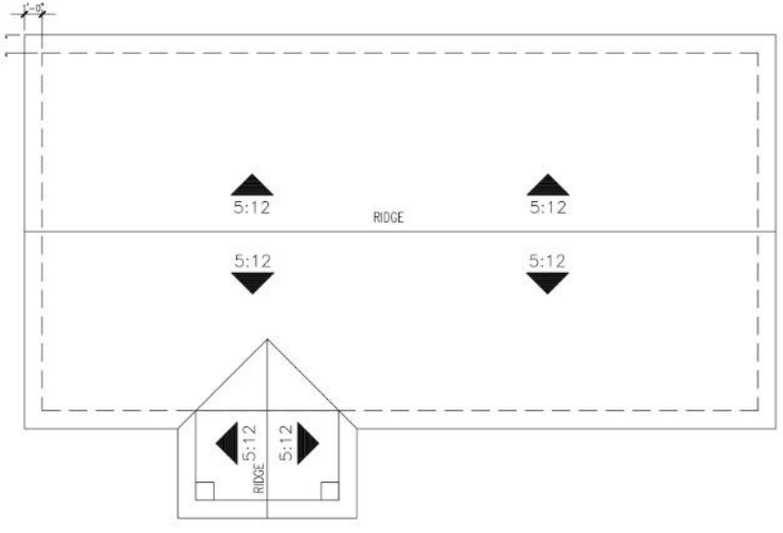
KITCHEN AND BATH CABINETS

1. CONTRACTOR TO MEET WITH OWNER AND PROVIDE NECESSARY FINAL LAYOUT, DESIGN AND MATERIAL SELECTION WITH A CABINET / COUNTER CONTRACTOR AND COORDINATE ALL APPLIANCES, ACCESSORIES WITH OWNER AS REQUIRED FOR A COMPLETED INSTALLATION. SUPPLY SAMPLES AS NEEDED FOR OWNER TO REVIEW AND SIGN-OFF PRIOR TO PURCHASING AND INSTALLATION OF SAID PRODUCTS.
2. OWNER TO SELECT ALL FINISHES, CABINET STYLES, COUNTER TOPS CONTRACTOR TO FURNISH WITH HIS BID (COST) ALLOWANCE FOR FURNISHING AND INSTALLATION OF ALL CABINETS.
3. OWNER TO SELECT ALL PLUMBING FIXTURES AND ACCESSORIES.



03 FLOOR PLAN (800 SQ FT.)

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



02 ROOF PLAN

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

FLOOR PLAN KEYNOTES

GENERAL KEYNOTES:

(1) WHERE ◑ IS SHOWN PROVIDE TYPICAL EXHAUST FAN. SEE MECHANICAL PLANS FOR SPECIFICATIONS.

(2) SLOPE SLAB/DECK 1/4" PER 1'-0" IN DIRECTION INDICATED

(3) TYPICAL WATER HEATER, INSTALL PER MFR SPECS. IF LOCATED IN GARAGE RM, WATER HEATER SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES, IF APPLICABLE BY A 4"Ø PIPE BOLLARD, SEE DETAIL SHEET. SEE PLUMBING DRAWINGS FOR WATER HEATER SPECS.

(4) BUILT UP PLYWOOD PLATFORM SUCH THAT THE IGNITION SOURCE SHALL BE ELEVATED NOT LESS THAN 18" ABOVE STORAGE RM FLOOR WITH 5/8" TYPE "X" GYP BOARD.

(5) ARCHITECTURAL INTERIOR SOFFIT. REFER TO INTERIOR ELEVATIONS AND SECTION DRAWINGS.

(6) ARCHITECTURAL EXTERIOR SOFFIT. REFER TO EXTERIOR ELEVATIONS AND SECTION DRAWINGS.

(7) ELECTRICAL MAIN PANEL. SEE ELEC LOAD CALCS. FOR SIZE, SEE SHEET E1.
ELECTRICAL OPENING IN EXCESS OF 16 SQ. INCHES MUST BE FIRE-PROTECTED IN FIRE RATED WALL.

(8) UNLESS MFR SPECS ALLOW, DRYER MOISTURE EXHAUST DUCT SHALL BE 4" IN LENGTH-INCLUDING (2) NINETY DEGREE (90) ELBOWS. SEE DRYER VENT PRESSURE DROP CALCULATION FOR COMPLIANCE.

(9) WHERE 🔴 IS SHOWN, PROVIDE SMOKE DETECTOR MOUNTED ON THE CEILING OR WITHIN 12" OF CEILING LOCATED WITHIN EACH SLEEPING ROOM AND AT A POINT LOCATED CENTRALLY IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM.

(10) THE CARPORT/GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8-INCH (15.9 MM) TYPE "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE GARAGE CEILINGS PROVIDE A PORTION OF THE OCCUPANCY SEPARATION, THE CEILING AND SUPPORTING MEMBERS SHALL BE COVERED WITH ONE LAYER OF 5/8-INCH (15.9 MM) TYPE "X" GYPSUM BOARD FASTENED TO TRUSSES OR CONVENTIONAL FRAMING SPACED A MAXIMUM OF 24 INCHES (610 MM) ON CENTER.

(11) TYPICAL CONCRETE LANDING AT EXTERIOR DOOR SHALL NOT BE MORE THAN 8" BELOW THE TOP OF THE THRESHOLD. PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. MIN WIDTH OF LANDING SHALL NOT BE LESS THAN WIDTH OF THE DOOR SERVED. LANDING SHALL BE MIN 36" IN DIRECTION OF TRAVEL.

(12) ARCHED OPENING SEE OWNER BUILDER

(13) OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8-INCHES THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES THICK, OR TWENTY-MINUTE FIRE-RATED DOORS.

(14) ATTIC ACCESS WITH A ROUGH FRAMED OPENING NOT LESS THAN 22"x 30". ACCESS SHALL HAVE 30" MIN OF UNOBSTRUCTED HEADROOM ABOVE OPENING. WITH PULL DOWN LADDER FOR ACCESS SEE OWNER BUILDER FOR TYPE AND DESIGN

KITCHEN & BAR KEYNOTES:

(31) BASE CABINETS. SEE BUILDER/OWNER FOR EXACT SIZE AND LAYOUT.

(32) WALL MOUNTED UPPER CABINETS. SEE BUILDER/OWNER FOR EXACT SIZE AND LAYOUT.

(33) COUNTER TOP @ 36" A.F.F. SEE BUILDER/OWNER FOR EXACT MATERIAL AND COLOR.

(34) COUNTER TOP @ 44" A.F.F. SEE BUILDER/OWNER FOR EXACT MATERIAL AND COLOR.

(35) COUNTER TOP 18" WIDE @ 44" A.F.F. SEE BUILDER/OWNER FOR EXACT MATERIAL AND COLOR.

(36) COUNTER TOP AT 30" A.F.F. W/ KNEE SPACE (WHERE OCCURS)

(37) RANGE, SEE BUILDER/OWNER FOR EXACT MAKE AND MODEL.

(38) REFRIGERATOR / FREEZER LOCATION. SEE BUILDER/OWNER FOR EXACT MAKE AND MODEL.

(39) TYPICAL RANGE HOOD OR OVERHEAD EXHAUST HOOD.

(40) MICROWAVE MOUNTED UNDER UPPER CABINETS. SEE BUILDER/OWNER FOR EXACT TYPE AND MODEL.

(41) SINK WITH GARBAGE DISPOSAL.

(42) DISHWASHER LOCATED UNDER COUNTER.

BATHROOM KEYNOTES:

(50) TYPICAL MIRROR. SEE BUILDER/OWNER AGENT FOR EXACT DIMENSIONS.

(51) TYPICAL WALL MOUNTED MEDICINE CABINET. SEE BUILDER/OWNER AGENT FOR EXACT TYPE AND MODEL.

(52) 30" HIGH VANITY CAB, SEE BUILDER / OWNER AGENT FOR SPECIFICATIONS.

(53) SINK, SEE BUILDER/OWNER AGENT FOR EXACT TYPE AND MODEL.

(54) TOILET, SEE BUILDER/OWNER AGENT FOR EXACT TYPE AND MODEL.

(55) TYPICAL 32" X 60" SHOWER ENCLOSURE.

(56) TUB PLATFORM @ 16" HIGH. VERIFY WITH TUB MANUFACTURER SPECS.

(57) TUB, SEE BUILDER/OWNER FOR EXACT MAKE AND MODEL.

(58) TYPICAL SHOWER SEAT. SEE BUILDER/OWNER FOR EXACT HEIGHT.

(59) SHOWER ENCLOSURE, SEE BUILDER / OWNER AGENT FOR SPECIFICATIONS.

(60) WALL MOUNTED SHOWER HEAD AT 72" A.F.F. SECOND SHOWERHEAD OPTIONAL.

(61) SHOWER HEAD AT CEILING. SEE BUILDER/OWNER FOR EXACT LOCATION.

(62) TEMPER GLASS ENCLOSURE, SEE BUILDER/OWNER.

(63) TOWEL BAR / RING (TYP). SEE BUILDER/OWNER FOR SIZE AND SPECIFICATIONS.

UTILITIES KEYNOTES:

(70) WASHER. SEE BUILDER/OWNER FOR MAKE AND MODEL.

(71) DRYER. SEE BUILDER/OWNER FOR MAKE AND MODEL.

(72) RECESSED WATER VALVE BOX.

(73) FAN SEE MECHANICAL DRAWING

MISCELLANEOUS & NONTYPICAL KEYNOTES:

(80) MEDIA LOCATION SEE BUILDER/OWNER AGENT FOR MEDIA REQUIREMENTS.

(81) TYPICAL NICHE/ART NICHE. SEE INTERIOR ELEVATIONS FOR HEIGHT.

(82) FACE-FRAME CABINETRY SHALL BE INSTALLED PER BUILDER/OWNER AND MANUFACTURER'S INSTRUCTIONS.

(83) BUFF OFF EX-DOOR WITH 2x FRAMING

(84) TYPICAL INTERIOR FACTORY FIRE PLACE. MANUFACTURER: LENNOX. MODEL: BEN-36 GAS FIRE PLACE, U.N.O. ANY SUBSTITUTED FACTORY FIREPLACE SHALL COMPLY WITH THE IRC CODE. INSTALL PER MFR SPECS.

(85) EXISTING DOOR TO REMAIN

(86) NO WORK O BE DONE IN HIS AREA

FLOOR PLAN GENERAL NOTES

1. INSTALL 1/2" MIN GYP. STD. THROUGHOUT ENTIRE HOUSE, AT ALL WALLS, CLG., ETC. SEE BUILDER FOR QUANTITY, LOCATION, AND SIZE OF BULLNOSE DRYWALL CORNERS 5/8" GYP. SPARGE.
2. SEE BUILDER/OWNER AGENT FOR ALL BASE IN REGARDS TO SIZE, STYLE, MATERIAL & FINISH.
3. PROVIDE WATER-RESISTANT GYPSUM BACKING BOARDS AS BASE FOR TILE, TUB WALL AND SHOWER OR WATER CLOSET COMPARTMENT WALLS AS NOTED ON PLANS.
   IN TUB & SHOWER AREAS FINISHED WITH CERAMIC TILE, CEDURIED MARBLE, OR LIKE FINISHES BACKER BOARD TO BE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE AS SET FORTH IN THE CURRENT IBC / IRC AND ANY LOCALLY ADOPTED AMENDEMENTS. WITH ASTM C1288, C1325, OR C1178 UP TO A HEIGHT OF 6'-0" MIN.
4. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY BUILDER/OWNER AGENT.
5. ALL FIREPLACES AND REFERENCES IN THESE PLANS TO FIREPLACES SHALL REFER TO A FACTORY BUILT FIREPLACE IN ACCORDANCE WITH THE CURRENT IRC CODE. (AS AMENDED)
6. FIREPLACES FOR NEW CONSTRUCTION: A GAS OR WOOD BURNING FIREPLACE INSTALLED WITHIN A DWELLING UNIT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   a) FIREPLACE OPENING SHALL BE PROVIDED WITH SOLID DOORS, SUCH AS GALSS, SOLID STEEL, OR CAST IRON.
   b) A PERMANENT UNOBSTRUCTED FRESH AIR SUPPLY SHALL BE PROVIDED DIRECTLY FROM THE EXTERIOR OF THE STRUCTURE TO THE FIRE BOX IF THE FIREPLACE IS LOCATED IN A SLEEPING ROOM OR AN ADJACENT BATHROOM.
   WHEN GAS IS PIPED TO THE FIREPLACE, A CAUTION SHALL BE INSTALLED THAT STATES:
   "CAUTION: DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE."
   CONTRACTOR TO PROVIDE AND KEEP WITH THESE PLANS MFR CUT SHEET AND SPECIFICATIONS FOR INSTALLATION.
7. PER IRC, A SMART ENCLOSURE IS NOT REQ'D 1) WITHIN A DWELLING, RESIDENCE, DWELLING CONNECTING LESS THAN 4 FLOORS 2) IN A BUILDING EQUIPPED W/ AN AUTOMATIC SPRINKLER SYSTEM

DOOR SCHEDULE AND NOTES

DOORS

1. FRONT ENTRY DOOR SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, A PEEP HOLE @ 60" A.F.F. AND BE PROVIDED W/ A LOCKSET AND DEADBOLT U.N.O.
2. PROVIDE PRIVACY LOCKS AT ALL BEDROOM & BATHROOM DOORS U.N.O.

HDWD	= HOLLOW CORE WOOD DOOR	GL	= MFD GLASS SHOWER DOOR (TEMP)
SCWD	= SOLID CORE WOOD DOOR	BP	= BYPASS DOORS
FR	= FRENCH (w/ GLAZING)	BF	= BI FOLD
FRSD	= FRENCH (SIDELITE GLAZING)	SD	= SLIDING GLASS DOOR
HDMT	= HOLLOW CORE METAL DOOR	DS	= DOUBLE SWING
CS	= SOLID WOOD, NOT LESS THAN 1 3/8" THICK OR 35 MM, GLAZED W/ SELF CLOSER	CAB	= FACE FRAME MORNING CABINET DOOR
		1 HR	= ONE HOUR DOOR ASSEMBLY TYP.

WINDOW SCHEDULE AND NOTES

WINDOWS

1. CONTRACTOR SHALL INSTALL CLASSIFIED GLAZING IN HAZARDOUS LOCATIONS PER IRC AND LOCALLY ADOPTED AMENDEMENTS.

FX	= FIXED WINDOW	TR	= TRANSOM ABOVE	RND	= ROUND
SD	= SLIDER	AR	= ARCHED	HRND	= HALF ROUND
SH	= SINGLE HUNG	OV	= OVAL		
CS	= CASEMENT	TG	= TINT GLAZING		
TEMP	= TEMPERED GLAZING PER REQ'D PER WORKINGS I.BC, INSTALL PER IRC, IRC & LOCAL ADOPTED AMENDEMENTS.				

SHELVING OPTIONS:

- (A) 12" DEEP SHELVES EQUALLY SPACED.
- (B) 18" DEEP SHELVES EQUALLY SPACED.
- (C) 12" DEEP SHELF.
- (D) 12" DEEP SHELF AND POLE @ 66" A.F.F.
- (E) 12" DEEP SHELVES AND POLE @ 42" & 66" A.F.F.

POTSHELF SCHEDULE:

- (L) POT SHELF @ 6'-8" A.F.F. (12" DEEP)
- (M) POT SHELF @ 5'-6" A.F.F. (12" DEEP)
- (N) POT SHELF @ 5'-6" A.F.F.
- (O) POT SHELF @ 10'-0" A.F.F.

LOW WALL SCHEDULE:

- (Q) 2x6 NON FULL HEIGHT WALL AT 5'-0"
- (R) 2x6 NON FULL HEIGHT WALL AT 6'-0"
- (S) 2x6 NON FULL HEIGHT WALL AT 7'-0"
- (T) 2x6 NON FULL HEIGHT WALL AT 8'-0"
- (U) 2x6 NON FULL HEIGHT WALL AT 9'-0"
- (V) 2x6 WIDE LOW WALL @ 30" A.F.F.
- (W) 12" WIDE LOW WALL @ 30" A.F.F.
- (X) 2x6 LOW WALL FOR WIRING BEHIND BASE CABINETS w/ 30" HIGH COUNTER TOP
- (Y) 2x6 LOW WALL FOR WIRING BEHIND BASE CABINETS w/ 36" HIGH COUNTER TOP
- (Z) 2x6 LOW WALL FOR WIRING BEHIND BASE CABINETS w/ 44" HIGH COUNTER TOP

WALL SCHEDULE

- = EX-2x FULL HEIGHT WALL
- = 2x- INT. PLUMBING WALL
- = NEW 2x - INT. & EXTERIOR WALL w/R-19 FIBERGLASS w/GYP. & STUCCO
- = ARCHED OPENING SEE INTERIOR ELEV. FOR DIMS
- = ADHERED STONE VENEER
- = GLASS UNIT MASONRY, INSTALL PER CURRENT IRC & ALL LOCALLY ADOPTED AMENDEMENTS
- = A SMART ENCLOSURE WALL PROVIDE MIN. 1/2" GYP. ON BOTH SIDES
- = HOUSE/GARAGE SEP. WALL
- = 2x- UNDER COUNTER
- = 2x- LOW WALL w/ RAILING
- = 2x WALL UNDER COUNTER
- = EX-WALL TO BE REMOVE
- = SMART STRIPS AS REQUIRED SEE DETAIL SHEET

TABLE 402.1.2 (2018 INTERNATIONAL ENERGY CONSERVATION CODE)

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
3B	32	0.55	.25	38	20 OR 13 +5	8/13	19	5/13	0	5/13

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DIMENSIONAL FLOOR PLAN

PLOT: 08.20.23
DRAW: RLS
JOB: #

SHEET A4.0