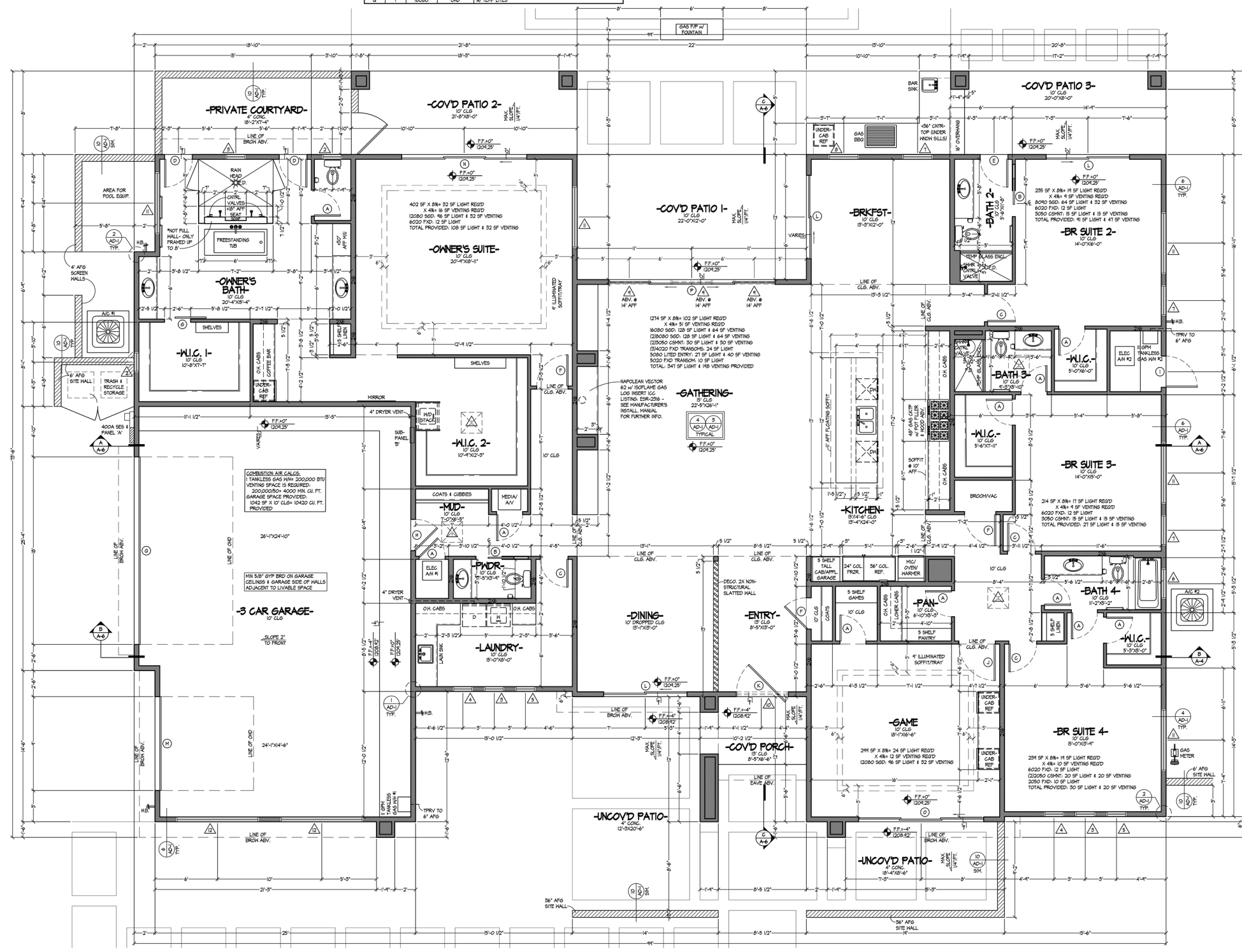


| DOOR SCHEDULE | | | | |
|---------------|-------|-------|------------|---|
| MARK | COUNT | SIZE | TYPE | REMARKS |
| A | 1 | 2880 | INTERIOR | |
| B | 2 | 2880 | POCKET | |
| C | 4 | 2880 | INTERIOR | |
| D | 2 | 2880 | EXT FRENCH | TEMP |
| E | 1 | 2880 | EXTERIOR | 1/2 LITE-TEMP |
| F | 3 | 3090 | INTERIOR | SELF-CLOSING SELF-LATCHING 1 3/8" THK. 20 MIN FR. |
| G | 1 | 3090 | EXTERIOR | SELF-CLOSING SELF-LATCHING 1 3/8" THK. 20 MIN FR. |
| H | 1 | 3090 | COMMON | SELF-CLOSING SELF-LATCHING 1 3/8" THK. 20 MIN FR. |
| I | 1 | 3090 | EXTERIOR | ISOLATED w/ LAMINATED COMB. AIR VENT. 01 1/2" FROM FLOOR 01 1/2" FROM CEILING |
| J | 1 | 3680 | INTERIOR | |
| K | 1 | 3090 | ENTRY | LITED PIVOT-TEMP |
| L | 3 | 8080 | 560-0X | TEMP |
| M | 1 | 4080 | CHD | w/ TEMP LITES |
| N | 1 | 12080 | 560-1X20 | TEMP |
| O | 1 | 12080 | 560-0X0 | TEMP |
| P | 1 | 16080 | 560-0X00 | TEMP |
| Q | 1 | 16080 | CHD | w/ TEMP LITES |

| WINDOW SCHEDULE | | | | |
|-----------------|-------|------|----------|--|
| MARK | COUNT | SIZE | TYPE | REMARKS |
| 1 | 4 | 2020 | SKYLIGHT | TEMP |
| 2 | 2 | 2020 | FND | |
| 3 | 3 | 2020 | FND | (1) @ OWNER'S SHOWER-TEMP & FROSTED TEMP |
| 4 | 2 | 2080 | FCL | |
| 5 | 2 | 2080 | FCL | |
| 6 | 1 | 3020 | FND | |
| 7 | 2 | 3020 | FCL | |
| 8 | 1 | 3020 | FCL | |
| 9 | 3 | 4020 | FND | TRANSOM @ 14" AFF HEADERS IN GREAT ROOM |
| 10 | 1 | 5020 | FND | TRANSOM @ 12" AFF HEADER AT ENTRY |
| 11 | 3 | 6020 | FND | |
| 12 | 2 | 8020 | FND | |

- ### FLOOR PLAN SPECIFICATIONS
- SEE ON SHEET FOR SECURITY, PLUMBING & ELECTRICAL NOTES.
 - SEE SITE PLAN FOR ELEVATION & GRADING NOTES IF APPLICABLE.
 - ALL DIMENSIONS ARE TO ROUGH FINISH MEMBERS.
 - ALL INTERIOR WALLS ARE 2x4 UNO. EXTERIOR WALLS ARE 2x6 @ 16" O.C. UNO. GARAGE WALLS ARE 2x8 @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR ADDL INFO.
 - ALL WALLS OVER 10'-0" IN HEIGHT SHALL BE DOUGLAS FIR KD- SEE STRUCTURAL DRAWINGS FOR ADDL INFO.
 - VENT DRYER TO OUTSIDE AIR w/ CAP AND A MAXIMUM 20' RUN. NOT TO TERMINATE IN GARAGE PER IRC M501. THE MAXIMUM SHALL BE REDUCED 2 1/2 FEET FOR EVERY 45 DEGREES BEND AND 4 FEET FOR EVERY 90 DEGREE BEND UNLESS AN ENGINEERED DUCT SYSTEM IS PROVIDED.
 - TO SATISFY NATURAL LIGHTING REQUIREMENTS, WINDOW AREAS SHALL EQUAL A MINIMUM OF 26% OF THE FLOOR AREA TO SATISFY VENTILATION REQUIREMENTS, OPERABLE WINDOW AND/OR DOOR AREAS SHALL EQUAL A MINIMUM OF 4% OF THE FLOOR AREA.
 - WATER CLOSETS TO HAVE MINIMUM FRONT CLEARANCE OF 24" x WIDTH OF 30".
 - PROVIDE A LISTED AND APPROVED RANGE AND/OR COOKTOP UNIT INSTALLED IN ACCORDANCE WITH THE LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING AND INSTALLING CABINETS.
 - HANDRAILS SHALL BE FLANGED 3/4" ABOVE TREAD TOSING AND LANDINGS. SHALL BE CONTINUOUS THE FULL LENGTH OF STAIR AND SHALL BE RETURNED OR SHALL TERMINATE IN LEVEL FLOORS OR SAFETY TERMINALS, AS PER IRC R502.1. SEE STAIR DETAIL FOR ADDITIONAL HANDRAIL REQUIREMENTS.
 - 5/8" TYPE "Y" SHEET ROCK IS REQUIRED ON WALLS AND SOFFITS UNDER AN ENCLOSED STAIRWAY AND AT GARAGE CEILING WHERE THERE IS LIVABLE ABOVE.
 - USE MINIMUM 2x12 STRAINERS FOR STAIRWAYS. USE MINIMUM 5-2x12 IF TREAD IS PARTICLE BOARD.
 - ALL TUB SURROUNDS & SHOWER ENCLOSURES REQUIRE A NON-ABSORBENT FINISH TO A MINIMUM HEIGHT OF 6" AFF. PER IRC R502.1, R502.2 & R502.4. REFER TO INTERIOR MATERIAL NOTES #3 & 4 ON THE ON SHEET FOR FURTHER INFO.
 - BRACE ENTIRE GARAGE DOOR OPENING HALL WITH A MINIMUM OF 3/8" PLYWOOD SHEATHING.
 - THE TEMPERATURE & PRESSURE RELIEF VALVE SHALL BE A 24 GAUGE 3/4" MINIMUM STEEL PIPE OR HARD BRASS COPPER RIDING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION IN A LOCATION THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE & SHALL NOT TERMINATE OVER WALKWAYS, PATIO, CARPETS OR OTHER SIMILAR AREAS AND BE NO LESS THAN 6" AND NOT MORE THAN 12" ABOVE GRADE.
 - ALL 560'S SHOWN TO BE OF TEMPERED SAFETY GLASS.
 - ALL GLAZING WITHIN 18" OF FLOOR AND IN HAZARDOUS AREAS OR WITHIN 24" OF DOOR SHALL BE TEMPERED SAFETY GLASS, SEE PLAN.
 - EXRESS REQUIREMENTS IN ALL SLEEPING AREAS NOT CONTAINING AN OPERABLE EXTERIOR DOOR, THE FOLLOWING SHALL BE REQUIRED:
MAX SILL HEIGHT- NOT MORE THAN 44" MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING.
MIN NET CLEAR OPENING- 5' 8" HIGH.
MIN NET CLEAR OPENING HEIGHT- 24"
MIN NET CLEAR OPENING WIDTH- 20"
 - ALL MODIFICATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING:
PENETRATION @ 2x4 MAX LIFECOR. 0.25 MAX SHG. MIN R-5 @ FRAMED WALLS & FLOORS. R-4 @ MASS WALLS OR R-5 LOCATED ON INTERIOR SIDE. R-5 @ BATHS OR R-20 OPEN CELL FOAM @ CEILING. DUCT INSULATION LOCATED OUTSIDE THE BUILDING ENVELOPE. MIN R-5 & R-4 IN-HALL LOCATED IN FLOOR JOISTS. MINIMIZE AIR LEAKAGE PER IECC 402.4.
 - ALL WINDOWS ARE TO HAVE A VITR. 0.5 OR HIGHER.
 - CEILING GYP. BRD. APPLICATION WHEN APPLYING A WATER BASED TEXTURE MATERIAL, THE MINIMUM GYP. BRD. THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 18" O.C. FRAMING AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYP. BRD. BRD. SHALL BE USED.
 - SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE EQUIPPED WITH ANTI-SCALD CONTROL. VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBO PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES w/ A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016 OR ASME A112.12.2 (CSA B125). THE HIGH LIMIT STOP SHALL BE SET TO LIMIT THE WATER TEMP TO NOT GREATER THAN 120°F (48°C). IN-LINE THERMOSTATIC VALVES SHALL NOT BE USED. (P2708.3)
 - ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS (WHEN APPLICABLE & INDICATED ON PLANS) ARE TO BE HARD WIRED AND INTERCONNECTED.
 - SKYLIGHTS INDICATED, IF APPLICABLE, SHALL BE VELUX DYNAMIC DOME SKYLIGHTS (100-85 REER-408) OR APPROVED EQUAL.
 - PROVIDE FIREBLOCKING AND DRAFT STOPPING IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH IRC SECTIONS R502.1.1 AND R502.1.2.
 - SEE OTHER SHEETS FOR MORE INFORMATION.



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

FLOOR PLAN

PROJECT NAME:
109 E. HAYWARD AVE.

CUSTOM

PROJECT #: A22-010
PRINTED: 3-10-23

DRAWN BY: BND

SHEET #: A-1