














FLOOR PLAN LEGEND

Residential

	EXISTING 2 X 4 WOOD STUD WALLS - <i>To Remain are shown on Plans</i>
	EXISTING 2 X 6 WOOD STUD WALLS - <i>To Remain are shown on Plans</i>
	EXISTING WALLS - <u>TO BE DEMOLISHED AND REMOVED</u>
	EXISTING MASONRY WALLS - <u>TO REMAIN</u>
	NEW WALL: 2 X 4 WOOD STUD WALL @ 16" O.C. - or as called out in Plans
	NEW WALL: 2 X 6 WOOD STUD WALL @ 16" O.C. - or as called out in Plans
	NEW MASONRY WALL - SEE ARCHITECTURAL DETAILS OR STRUCTURAL PLANS FOR THICKNESS AND TYPE
	STRUCTURAL STEEL POST OR COLUMN - SEE STRUCTURAL PLANS FOR ITEM
	ONE HOUR CONSTRUCTION NEW WOOD STUD @ 16" O.C. w/ 5/8" TYPE "X" GYP BD. ONE SIDE w/ 7/8" EXTERIOR PLASTER (STUCCO) SEE DETAIL F-2.10.2.2
	EXISTING, NEW DOORS AND DOOR SYMBOL - SEE SCHEDULE ON SHEET A-6.1
	EXISTING, NEW WINDOWS AND WINDOW SYMBOL - SEE SCHEDULE ON SHEET A-6.1
	SMOKE DETECTOR, CARBON MONOXIDE SENSOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP. VERIFY IN FIELD FOR EXISTING CONDITIONS
	LANDSCAPE AREAS

FLOOR PLAN LEGEND NOTES

NEW DOOR, INSTALLED WITH 3" CONTEMPORARY JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED

T NEW POCKET DOOR, INSTALLED WITH 3" CONTEMPORARY JAMB FROM ADJACENT WALL UNLESS OTHERWISE NOTED

3" U.N.O.

FLOOR PLAN DIMENSIONS

A. EXTERIOR WALL DIMENSIONS TO OUTSIDE FACE OF STUD/FOUNDATION
(N.O.)

B. INTERIOR WALL DIMENSIONS TO CENTRINE OF WALL STUDY (N.O.)

C. CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED
WITH CL.R.

D. EXISTING WALLS MEASURED TO FINISH FACE OF WALL MATERIAL.
(N.O.)

E. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.

PLAN LAYOUT

These plans reflect as accurately as possible the as-built conditions on the site. Small dimensional variation may exist in some locations (generally less than 1 inch). If variations to these plans are encountered greater than this, please notify the Architect. Contested and/or hidden structural, electrical plumbing or mechanical items may be encountered.

FLOOR PLAN KEYNOTES

1.	PARKING SPACE	See 9.0 "X" parking space outline - dashed
2.	OUTLINE OF EQUIPMENT	See 9.0 "X" parking space outline - dashed
3.	OUTLINE OF EQUIPMENT	See 9.0 "X" parking space outline - dashed
4.	BALCONY - TILED	See Interior Elevations - A-8.2.4
5.	NEW CABINETRY	See Interior Elevations - A-7.1 Series
6.	EXTERIOR STEEL HANDRAILS	See Steel Handrails - A-6.1.2 Series
7.	EXTERIOR STEEL HANDRAILS	See Steel Handrails - A-6.1.2 Series
8.	PERFERENCE	See Equipment Unit List - A-8.2.2
9.	FORCED AIR UNIT (FAU)	See Mechanical Plan - AM-13.1
10.	GRABBAR	See 442-High Manual - See Detail 7A/10.8.1
11.	LINE OF SPLIT	See Second Floor Plan - A-2.4
12.	HANGING POLE & SHELF	See Redefining Ceiling Plan - A-3.1
13.	LINE OF BALCONY ABOVE	See Plumbing Schedule - A-8.2
14.	LINE OF SPLIT ABOVE	See Plumbing Schedule - A-8.2
15.	PLUMBING FIXTURE	See Seps Plan A-4.3 or Detail 6.0.2.3
16.	STAR HANDRAIL	See 11-27 Diameter min. on floor plan
17.	STAR HANDRAIL	See Seps Plan A-4.3 or Detail 6.0.2.3
18.	UPPER CANNERS	See Interior Elevations - A-7.1 Series
19.	WATER HEATER UNIT	See Mechanical Notes and Schedule - AM-12.1
20.	TILE STRIP FLOORING	See First Floor Plan - See Detail 5A/10.8.1
21.	STRIP FLOOR AND WALKWAY	See First Floor Plan - See Detail 5A/10.8.1
22.	STRIP FLOOR AND WALKWAY	See First Floor Plan - See Detail 5A/10.8.1
23.	LINE OF DAIRY POCKET	See Sheet - A-3.1
24.	AREA OF EXTERIOR RAMP	See Site Plan - Sheet 1.2

FLOOR PLAN NOTES

A. The General Contractor or Sub-C-contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.

B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.

The Contractor or sub-contractor shall notify the Architect if any conflicts or discrepancies occur.

D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of the Architect. Do not proceed with work until written or verbal instructions are issued by the Architect's office.

- F. For Door and Windows See Schedules On Sheet 8.1
- G. For Interior Finish See Schedule On Sheet 8.1
- H. For Electrical and Electrical Fixtures See Sheet AE-11.1
- I. For Demolition See Sheet A-2.1 & A-2.2
- J. For Plumbing, Appliance and other Fixtures See Schedule on Sheet A-8.2

K. WALL INSULATION:

- R-15 Batt Insulation At All Exterior 2 X 4 Walls, R-19 @ 2 x 6 walls
- R-13 Batt Insulation at all accessible interior walls for sound control.
- R-19 Batt Insulation at 2 X 12 Raised Floor & none @ concrete floors.
- R-30 Batt Insulation at Roof or Attic Areas
- R-6 (0) Insulation Written on All New Sinks and Return Ducts

L. PIPING INSULATION THICKNESS REQUIRED (in inches)
 a) Domestic hot water (above 105°F) 1.0 to 1.5 inches
 b) Cooling system refrigerant suction, chilled water and brine lines 0.75 to 1.0 inches
 M. HVAC DUCTS: See Mechanical Notes on Sheet ME-431.
 N. HVAC Equipment: See Equipment on AM-12.1 and Title-24 calculations on T-1.3

3) on the ceiling or wall outside of each separate sleeping area or bedroom in the immediate vicinity of bedrooms, in each room used for sleeping purposes, in access points to each sleeping area, and in each room used for sleeping purposes, in access points to each sleeping area, and in each room used for sleeping purposes.

- a) Each story within a dwelling unit, including alcove, penthouse, balcony, terrace, and rooftop garden, shall be protected by fire-rated glass or fire-rated doors.
- b) Shall be installed a min. of 3 ft. away horizontally from the door or opening of a bathroom that contains a bathtub or shower.
- c) Where a fuel-burning appliance is located within a bedroom or attached bathroom.
- d) Battery operated carbon monoxide alarms may be used in existing areas of building where the

installation of hard-wired carbon monoxide alarms require the removal of interior finishes, (CBC R315)

Q. Provide smoke alarms at the locations, specified on the electrical plans, or floors plans. . Detector shall have an alarm audible in all sleeping areas of the unit. (CBC Section 907.2.10.1.2).

R. In new construction, required smoke alarms shall receive their primary power from the building

wiring where such wiring is served from a commercial source and shall be equipped with a batter back-up. Smoke alarms shall emit an s signal when the batteries area low. Wiring shall be permanent and without a t disconnecting switch other than as required for over current protection. Where more than one smoke alarm is required to be installed, the smoke alarms shall be

interconnected in such a manner, that the activation of one alarm will activate all the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening door closed. (CBC section 907.2.10.3)

Carbon monoxide alarms interconnected and hard-wired with battery back-up are required in dwelling units within which fuel-burning appliances are installed or that have attached garages. Carbon Monoxide alarms are required at the following locations: 1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s); 2) On every level of a dwelling unit

U. Provide continuous 5/8" type "X" gypsum board at walls and ceiling taped and mudded (1-hour rated wall & ceilings) (CBC Sec. 406.1.4) including basements. (Sec R315.3)

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REVISIONS

A	Coastal Revision - 01/15/2020
B	
C	
D	



PHASE CONSTRUCTION
DOCUMENT - CDP

PROJECT NO.	2019-35
REVIEWED BY	MRM
DRAWN BY	FG / AP / MM
DATE	04-03-2020

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