

Floor Plan Notes

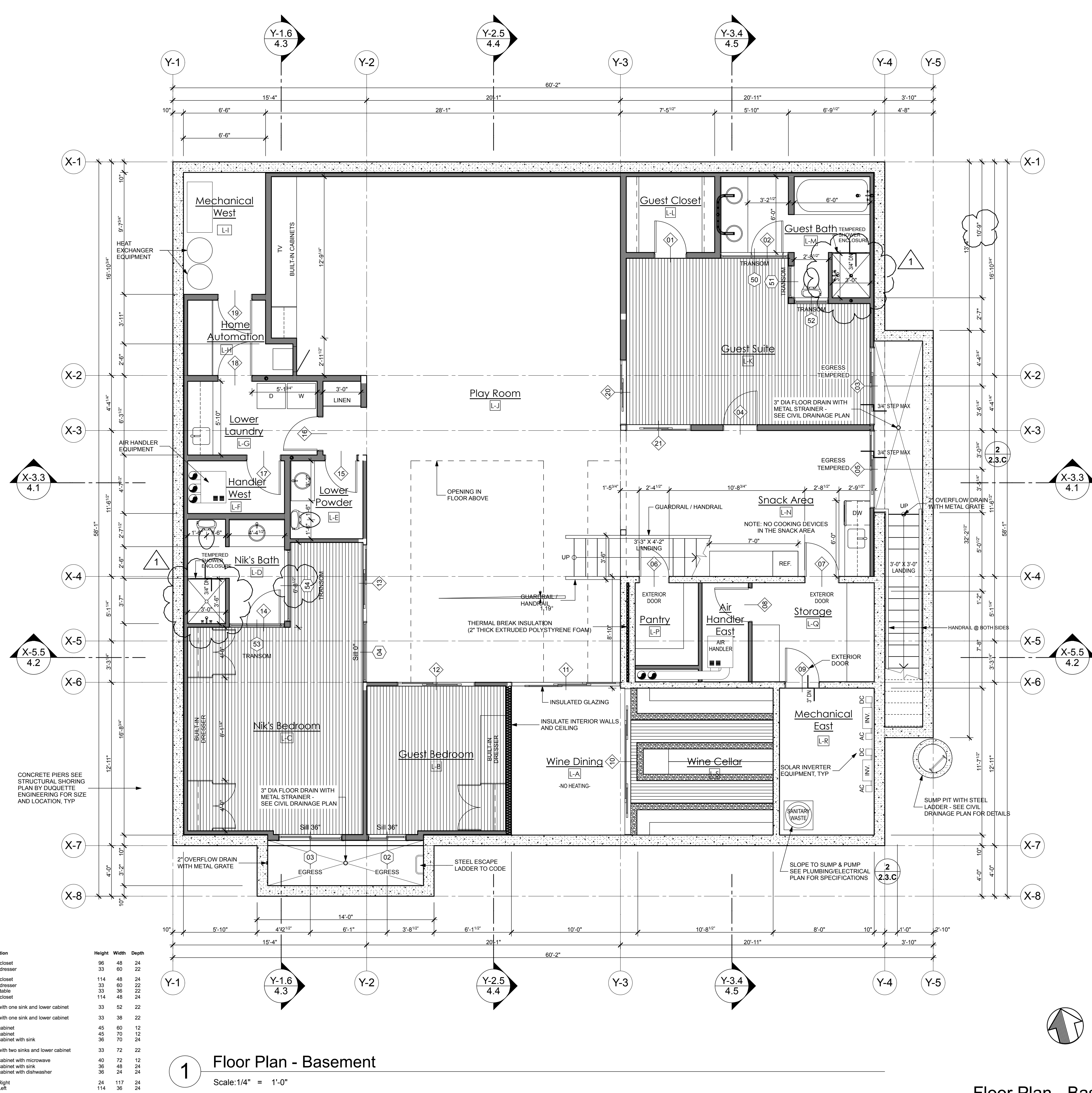
Applicable Codes: 2007 CBC, CPC, CMC, CEC, CEBC, & CFC /
Based on: 2006 IBC, UPC, UMC, NEC, IEBC, IFC

- Water Closet Clear Space**
The water closet shall be a maximum 1.6 gallons per flush and located in a clear space not less than 30 inches in width and clear space in front of stool shall not be less than 24 inches. Include 2 x 8 wooden backing in all bathroom walls at water closet, shower and bathtub, located at 34 inches from the floor to the center of the backing, suitable for the addition of grab bars.
- Doorway - House / Garage**
Self-closing, tight-fitting solid wood door, 1 3/8 inch thick or a self-closing, tight-fitting door having a fire-protection rating of not less than 20 minutes.
- Walls and Ceilings**
All new walls and ceilings shall be gypsum board 5/8-inch thick, except at one-hour fire-resistive construction, which shall be 1/2 inch, at the common wall(s) separating garage from living space and all supporting members (e.g., beams, columns and bearing walls) where living areas are above and at enclosed usable space under stairways.
Gypsum board 5/8 inch thick shall be used on ceilings with framing members spaced over 16-inches.
Tub/shower walls shall be a smooth, hard, non-absorbent surface (e.g., ceramic tile) over a moisture resistant underlayment to a height of 70 inches above the drain inlet.
- Windows and Sliding Glass Doors**
Emergency escape and rescue windows shall have a minimum net clear operable area of 5.7 square feet. The minimum clear operable height dimension shall be 24 inches and minimum clear operable width dimension shall be 20 inches. When windows are provided as a means of escape and rescue, they shall have a finish sill height not more than 44 inches above the finish floor. All egress windows with two or more latches shall have the latches interconnected and operable from the lowest latch. All sliding glass door assemblies and glazing at hazardous locations (i.e., windows adjacent to and within 24 inches of either edge of front door) shall be safety glazed (i.e., tempered).
- Dryer Exhaust Vent**
Domestic clothes dryer moisture exhaust ducts shall be of metal and shall have smooth interior surfaces. Exception: approved flexible duct connectors not more than 6 feet in length may be used. Flexible duct connectors shall not be concealed within construction. Dryer vent shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be installed at the duct termination. Dryer vent shall not be connected or installed with fasteners which will obstruct the flow. Dryer vent shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90 degree elbows. Two feet shall be deducted for each 90 degree elbow in excess of two.
- Water Heater and Furnace**
Water heaters shall be anchored or strapped at the upper 1/3 and lower 1/3 of its vert. Dimension maintaining 4 inches from the controls, to resist horizontal displacement. Dwelling units shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit at a point three feet above the floor in all habitable rooms.
- Access**
Under-floor access: when under-floor clearance is required, the under-floor area shall be accessible. Accessible under-floor areas shall be provided with a minimum 18 inch by 24 inch opening unobstructed by pipes, ducts and similar construction. All under-floor access openings shall be effectively screened or covered. Pipes, ducts and other construction shall not interfere with the accessibility to or within under-floor areas.
- Skylights**
New skylight with bronze anodized non-reflective frame (typ). (Manufacturer: "Sun Optics" warnock hershey report #whi-495-sp-0509) all vent pipes shall terminate not less than 10 feet from, or at least 3 feet above any operable window, door, opening (operable skylight), air intake or vent shaft.
- Plumbing Fixtures**
Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type. Gang showers, when supplied with a single tempered water supply pipe, may be controlled by a master thermostatic mixing valve in lieu of individually controlled pressure balance or thermostatic mixing valves. Handle position stops shall be provided on such valves and shall be adjusted per manufacturer's instructions to deliver a maximum mixing water setting of 120 degrees Fahrenheit. The water heater thermostat shall not be considered a suitable control for meeting this provision.
- Shower Enclosure**
All shower compartments, regardless of shape, shall have a minimum finish interior of 1,024 square inches and shall also be capable of encompassing a 30 inch circle. Shower doors shall be a minimum clear opening of 22 inches in width, swing outward, and be of safety glazing material and identified as such.
- Stairway and Handrail**
Width: The minimum width for stairways serving an occupant load of 49 or less shall not be less than 36 inches in width. Handrails may project into the required width a distance of 4 1/2 inches from each side of the stairway. Stringers and other projections such as trim may project into the required width 1 1/2 inches on each side.
Rise and Run: the rise of steps shall not be less than 4 inches or greater than 7.75 inches. The run shall not be less than 9 inches as measured horizontally between the vertical planes of the further most projection of adjacent treads. The largest run and rise shall not exceed the smallest by more than 3/8 inch.
Landing: Every landing shall have a dimension measured in the direction of travel not less than the width of the stairway. Such dimension need not exceed 44 inches when the stair has a straight run. There shall not be more than 12 feet vertically between landings. Doors in the fully open position shall not reduce the required landing dimension by more than 7 inches.
Handrail: Stairways less than 44 inches in width or stairways serving one individual dwelling unit may have one handrail. The top of handrail shall be not less than 34 inches or more than 38 inches above the nosing of treads and landings. Handrail shall be continuous the full length of the stairway. The handgrip portion of handrail shall not be less than 1 1/4 inches nor more than 2 inches in cross-sectional dimension of the shape shall provide an equivalent gripping surface. Handrails projecting from the wall shall have a space of not less than 1 1/2 inches between the wall and the handrail. Exterior stairways shall have handrails on both sides.
- Guardrail**
Guardrails shall be a minimum height of 42 inches at all unenclosed floor and roof openings, open and glazed sides of stairways, landings and ramps, balconies or porches, which are more than 30 inches above grade or floor below, and roofs used for other than service of the building shall be protected by a guardrail. Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.
- Threshold**
All out-swinging doors shall have a maximum of 0.5 inches between finished interior floor and finished landing. If the threshold exceeds 0.25 inches the threshold shall be sloped 2:1. All in-swinging doors, except doors that are part of the egress system are also required to have a maximum threshold of 0.5 inches however the finished interior floor to finished landing can be a maximum 7.75 inches. Sliding doors are allowed to have a maximum of 0.75 inches.

DOOR SCHEDULE				
SYMBOL	WIDTH	HEIGHT	TYPE	DESCRIPTION
1	2'-6"	7'-0"	SWING	
2	2'-6"	7'-0"	SWING	
3	6'-0"	8'-0"	SLIDING GLASS	TEMPERED EGRESS
4	2'-8"	8'-0"	SWING	
5	6'-0"	8'-0"	SLIDING GLASS	TEMPERED EGRESS
6	2'-4"	6'-8"	SWING	SELF-CLOSING, SEALED
7	2'-8"	7'-0"	SWING	SELF-CLOSING, SEALED
8	2'-8"	7'-0"	SWING	
9	2'-8"	7'-0"	SWING	SELF-CLOSING, SEALED
10	11'-6"	8'-0"	SLIDING GLASS	TEMPERED RE-USE EXISTING
11	8'-6"	8'-0"	SLIDING GLASS	TEMPERED RE-USE EXISTING
12	6'-0"	8'-0"	SLIDING GLASS	TEMPERED
13	6'-0"	8'-0"	SLIDING GLASS	TEMPERED
14	2'-8"	7'-0"	SWING	
15	2'-6"	8'-0"	SWING	
16	2'-8"	8'-0"	SWING	
17	2'-8"	7'-0"	SWING	
18	2'-8"	7'-0"	SWING	
19	2'-8"	7'-0"	SWING	
20	5'-0"	8'-0"	SLIDING GLASS	TEMPERED
21	5'-0"	8'-0"	SLIDING GLASS	TEMPERED

WINDOW SCHEDULE				
SYMBOL	WIDTH	HEIGHT	TYPE	DESCRIPTION
1	2'-0"	8'-11"	FIXED	TEMPERED EGRESS
2	3'-0"	5'-0"	HORIZ SLIDER	TEMPERED EGRESS
3	5'-0"	5'-0"	HORIZ SLIDER	TEMPERED EGRESS
4	4'-9 1/2"	8'-11"	FIXED	TEMPERED
50	5'-4 1/2"	2'-4"	FIXED	
51	2'-6 1/2"	2'-4"	FIXED	
52	2'-8 1/2"	2'-4"	FIXED	
53	4'-4 1/2"	2'-4"	FIXED	
54	5'-8"	2'-4"	FIXED	

Location	Description	Height	Width	Depth
L-B Guest Bedroom	Built-in closet	96	48	24
	Built-in dresser	33	60	22
L-C Nik's Bedroom	Built-in closet	114	48	24
	Built-in dresser	33	60	22
	Built-in table	33	36	22
	Built-in closet	114	48	24
L-D Nik's Bath	Vanity with one sink and lower cabinet	33	52	22
L-E Lower Powder	Vanity with one sink and lower cabinet	33	38	22
L-G Lower Laundry	Upper cabinet	45	60	12
	Upper cabinet	45	70	12
	Lower cabinet with sink	36	70	24
L-M Guest Bath	Vanity with two sinks and lower cabinet	33	72	22
L-N Snack Area	Upper cabinet with microwave	40	72	12
	Lower cabinet with sink	36	48	24
	Lower cabinet with dishwasher	36	24	24
L-J Play Room	Media Right	24	117	24
	Media Left	114	36	24



1 Floor Plan - Basement
Scale: 1/4" = 1'-0"

Floor Plan - Basement

THIS WORK WAS PREPARED BY
JOHN A. RIDER, ASSOCIATE AIA
OR UNDER MY SUPERVISION.

Signature _____

Jrider + Design
73 PLEASANT RIDGE AVENUE
SAN JOSE, CALIFORNIA 95127
408-259-1515 phone/fax

MEKECHUK/SINCLAIR RESIDENCE
REMODEL AND NEW BASEMENT
17509 VIA SERENO
MONTE SERENO, CA 95030

Rev	Description
1	F.C. 01/28/09

Date: 11/29/08
Scale: AS NOTED
Drawn By: JR
Checked By: John A. Rider
Job: 11-08
Sheet Number: **2.2.B**