PLAN NOTES

1. PROVIDE SAFETY GLAZING
   a) SAFETY GLAZING IF WITHIN 24" ARC OF THE DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE, UNLESS THE GLAZING IS LEADED OR FACETED GLASS (U.B.C. 2406.4) GLASS TO BE ETCHED MARKED.
   b) GLAZING IN TUB AND SHOWER ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC (INCLUDING WINDOWS WITHIN 5'-0" OF TUB OR SHOWER FLOOR) U.B.C. 2406 GLASS TO BE ETCHED MARKED.
2. CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF PRESSURE BALLANCE OR THERMOSTATIC MIXING TYPE, SECTION 410.7 UPC.
3. MANIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION.

WATER CLOSETS:	1.6 GPF
SHOWER HEADS:	2.5 GPM
LAUNDRY FAUCETS:	2.2 GPM
SINK FAUCETS:	2.2 GPM

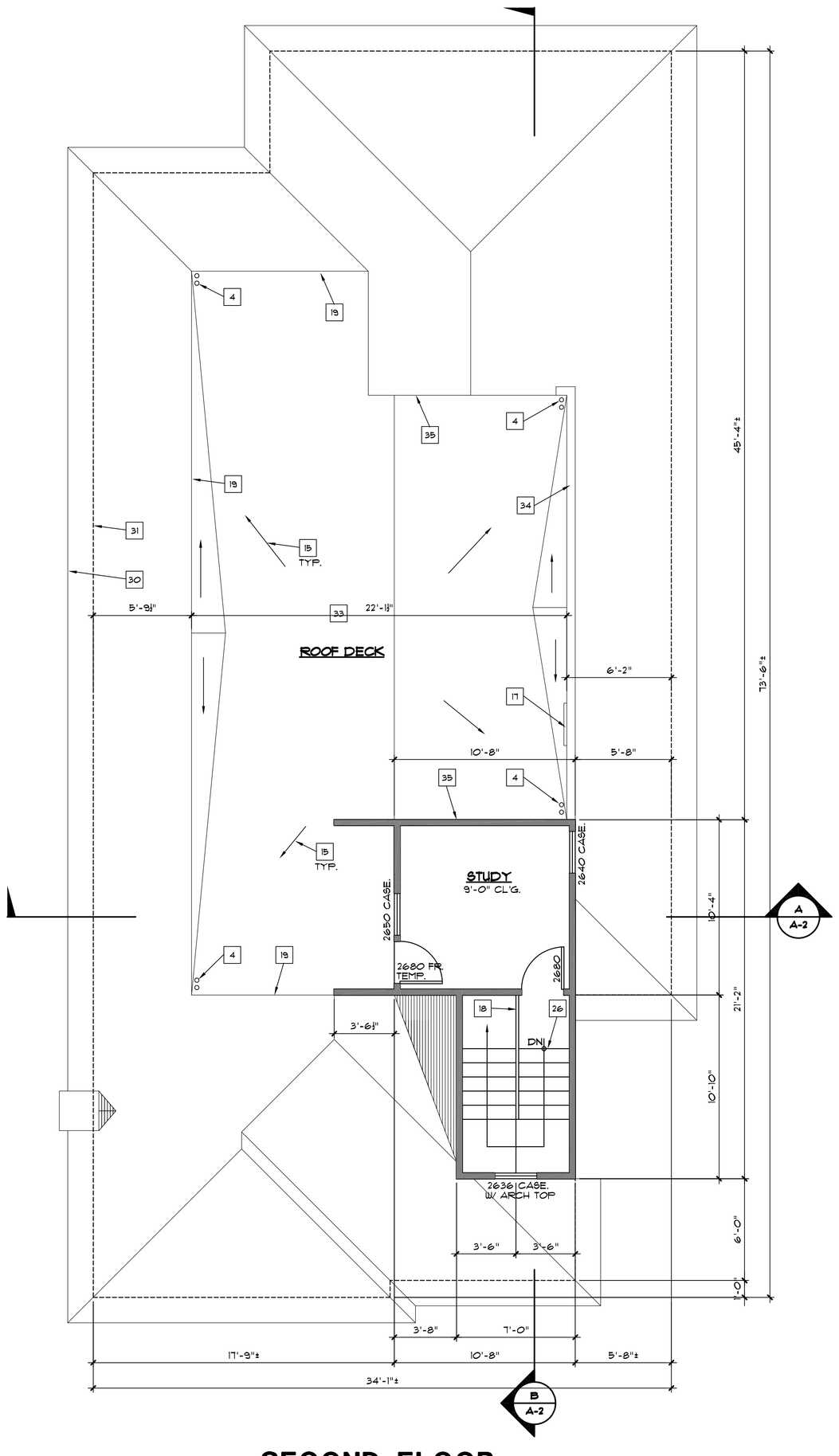
4. VERIFY THAT A SMOKE DETECTOR IS PROVIDED IN EACH SLEEPING ROOM AND IN EACH CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. (310.9.1.4, 3411)
5. SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THAY ARE LOCATED.

WALL LEGEND:

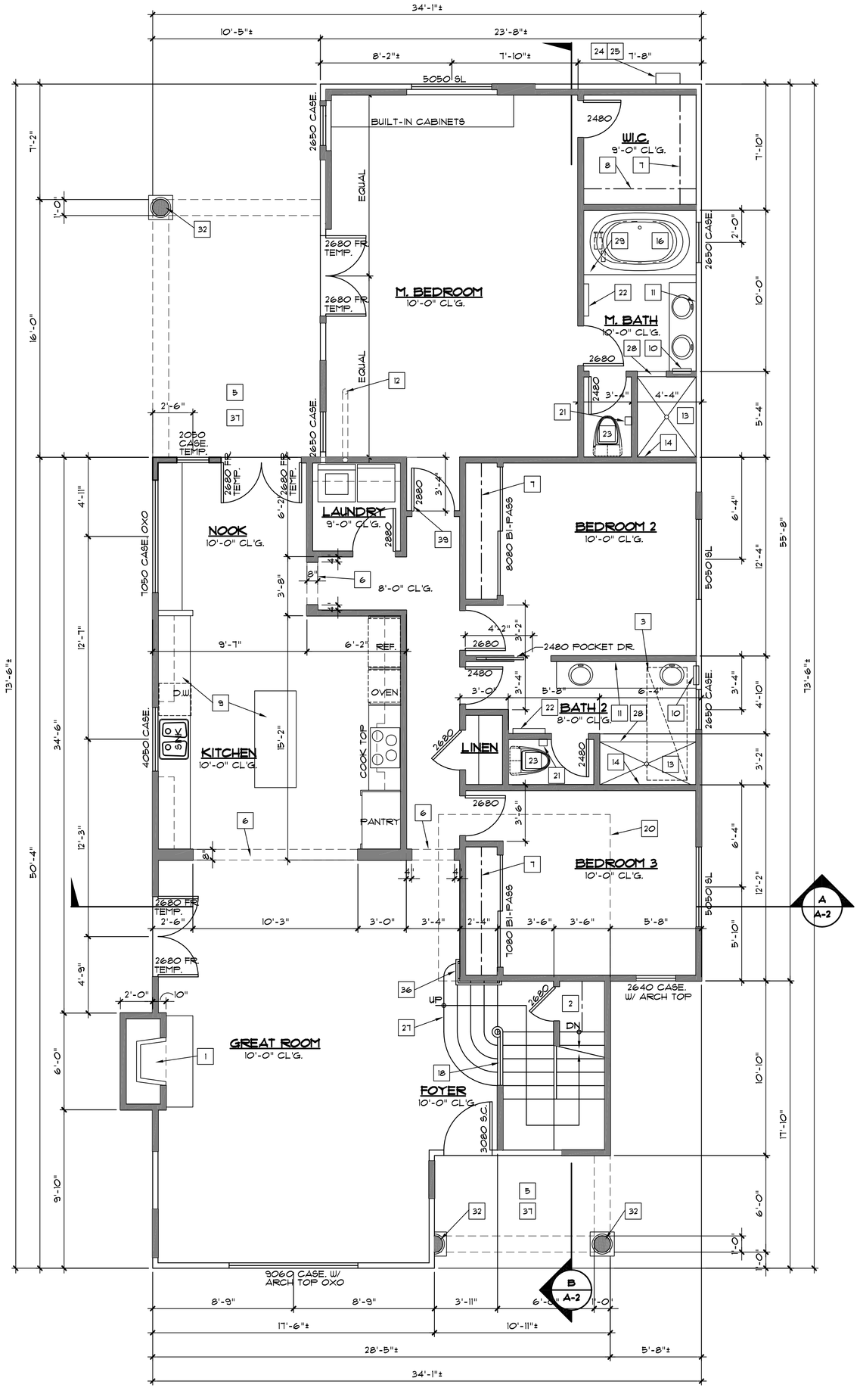
- (N) 2 X 4 STUDS @ 16" O.C. W/ 1/2" GYP. BD. ON INTERIOR SIDE, FOR EXTERIOR SIDE SEE EXTERIOR ELEVATIONS.
- (E) 2 X STUD WALLS TO REMAIN
- SOFFIT ABOVE OR HIDDEN OBJECT
- (E) 2 X STUD WALLS TO BE REMOVED
- (E) DOOR AND JAMB TO BE REMOVED
- (E) EXISTING
- (ER) EXISTING TO BE REMOVED
- (N) NEW
- (NR) NEW TO REPLACE EXISTING

FLOOR PLAN KEYNOTES

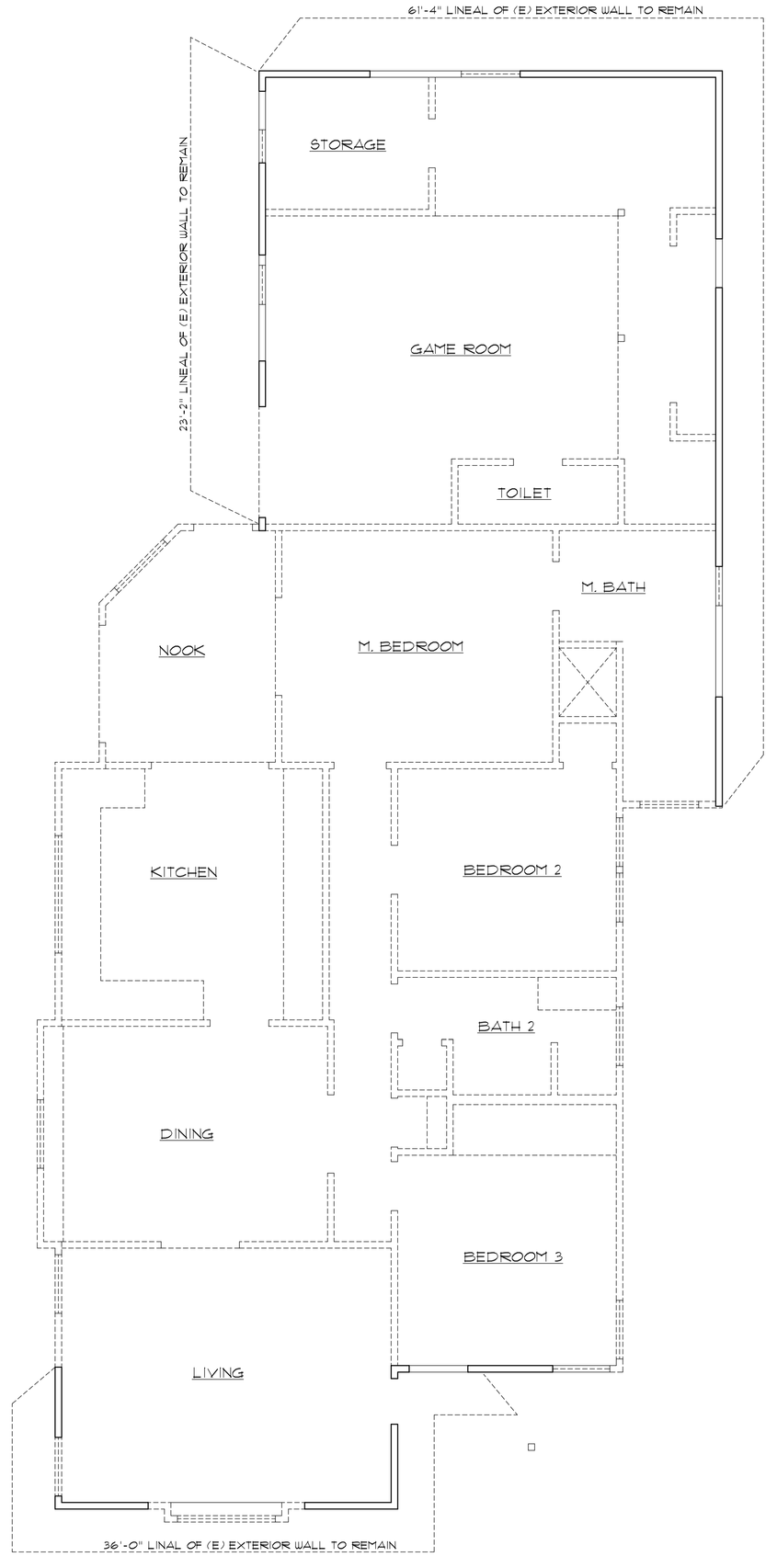
1. FIREPLACE METAL FIREBOX, INSTALL PER MANUF. SPECS. FIREPLACE TO HAVE GLASS DOORS PER T-24 STANDARDS
   MANUFACTURE: DESA INTERNATIONAL, INC.
   MODEL NO.: 36E OR APPROVED EQUAL.
   LISTING: ER-3501
2. ACCESSIBLE AREA BELOW STAIR SHALL RECIEVE (1) LAYER OF 5/8" TYPE "X" GYP. BD. @ WALLS AND CEILING FOR 1-HOUR RATING.
3. FAU IN ATTIC SPACE, PROVIDE THE FOLLOWING:
   A. LIGHT & SWITCH.
   B. 30" DEEP UNOBSTRUCTED WORKING SPACE IN FRONT OF FURNACE.
   C. ACCESS TO ATTIC FURNACE MUST WITHIN 20'-0" OF UNIT AND SHALL HAVE A CONTINUOUS SOLID
4. DECK DRAIN AND OVERFLOW, SEE DETAIL 6/D-1
5. STUCCO SOFFIT ABOVE.
6. LINE OF SOFFIT ABOVE.
7. SHELF AND CHROME POLE.
8. SHELF AND (2) CHROME POLES 3'-2" & 6'-6".
9. BUILT-IN CASEWORK OR SHELF.
10. MEDICINE CABINET.
11. MIRROR ABOVE LAV.
12. DRYER VENT TO OUTSIDE THRU ROOF (5"ø, 11'-0" LONG W/ TWO 90° BENDS)
13. SHOWER OR TUB W/ SHATTERPROOF GLASS ENCLOSURE DOORS AND PANELS, MUST BE LABELED CATEGORY II, DOORS (22" WIDE MIN.) MUST SWING OUTWARD, ALL WALLS TO BE NONABSORBENT SURFACE (TILE FROM FLOOR TO CEILING) TO A MINIMUM HEIGHT OF 70" ABOVE DRAIN. WATER-RESISTANT GYP. BD. IS NOT PERMITTED FOR TILE BACKING AT SHOWER.
14. SHAMPOO NICHE AT +54", SEE DETAIL 8/D-2
15. PROVIDE 1/4":1'-0" SLOPE TO DRAIN
16. TUB W/ SPA, PROVIDE POWER PER MANUF. REQUIREMENTS
17. 30" X 30" ATTIC ACCESS FOR FAU.
18. INTERIOR RAILING, SEE DETAIL 1/D-2
19. 36" HIGH STUCCO WALL GUARDRAIL
20. LINE OF FLOOR ABOVE
21. TOILET PAPER HOLDER-PROVIDE BLKG AT 24".
22. TOWEL BAR-PROVIDE BACKING AT 48".
23. 30" WIDE CLR. SPACE X 24" IN FRONT OF TOILET.
24. WATER HEATER PRESSURE AND TEMP. RELIEF VALVE TO OUTSIDE
25. TANKLESS WATER HEATER
26. TOP OF STAIR, SEE DETAIL 5/D-2
27. BOTTOM OF STAIR, SEE DETAIL 6/D-2
28. SHOWER DAM, SEE DETAIL 7/D-2
29. STONE OR TILE SHELF AT TUB LEVEL, SEE DETAIL 10/D-2
30. LINE OF ROOF BELOW
31. LINE OF FLOOR BELOW
32. PRECAST STONE COLUMNS
33. MER-KO SURE DECK SYSTEM.
    MANUF.: MER-KOTE PRODUCTS, INC.
    LISTING: ER-5368
34. 36" HIGH STUCCO WALL W/ STUCCO CAP.
35. DECK TO WALL FLASHING, SEE DETAIL 16/D-1
36. WALL MOUNTED HANDRAIL, SEE DETAIL 2/D-2
37. CONCRETE LANDING PROVIDE 1/4":1'-0" SLOPE TO DRAIN.
38. INTERIOR DOOR, SEE DETAIL 9/D-2



SECOND FLOOR
¼" = 1'-0"



FIRST FLOOR
¼" = 1'-0"



DEMOLITION PLAN
¼" = 1'-0"

FLOOR PLANS & DEMOLITION PLANS

REVISIONS	BY

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DRAWN	
CHECKED	
DATE	
SCALE	¼" = 1'-0"
JOB NO.	
SHEET	A-1

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