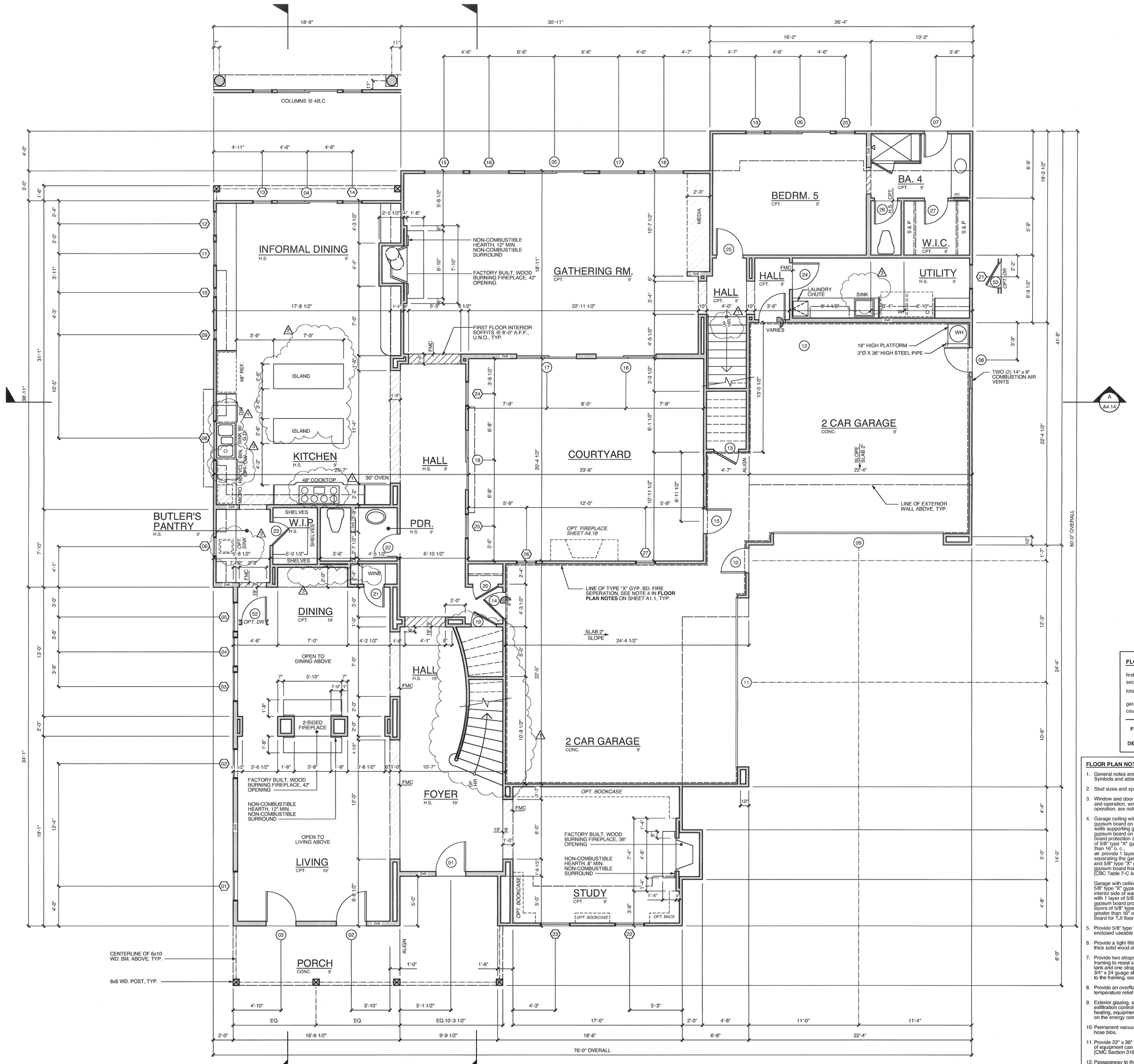

NOTE: EXPOSED WD. POST AND BEAM SIZES PER ARCHITECTURAL. USE CONCEALED CONNECTORS AT EXPOSED POST TO BEAM AND POST TO FOOTING CONNECTIONS, TYP.

FIRST FLOOR PLAN 4A (COLONIAL REVIVAL)

1/4"=1'-0"

FLOOR AREA CALCULATIONS

first floor	3,181 s.f.
second floor	3,022 s.f.
total living area	6,203 s.f.
garage	1,099 s.f.
courtyard, balcony, porch, deck	848 s.f.

FLOOR AREA CALCULATIONS ARE FOR BUILDING DEPARTMENT PURPOSES ONLY.

FLOOR PLAN NOTES

1. General notes are shown on the specification sheets. Symbols and abbreviations are shown on the title sheet.
2. Stud sizes and spacing are shown on the framing plans.
3. Window and door information: tempered glass, window size and operation, window egress designation, door size and operation, are noted on the Door and Window schedules.
4. Garage ceiling with attic above: Provide 1 layer of 5/8" type "X" gypsum board on beams, exposed posts and interior side of walls supporting garage ceiling. Provide 1 layer of 5/8" type "X" gypsum board on garage ceiling. Framing supporting gypsum board protection shall be 16" o. c. minimum, provide 2 layers of 5/8" type "X" gypsum board if structural framing is greater than 16" o. c.
   or provide 1 layer of 5/8" type "X" gypsum board on walls separating the garage from dwelling and extend wall framing and 5/8" type "X" gypsum board to roof diaphragm (apply gypsum board from mudsill to roof diaphragm). [CBC Table 7-C Item 21]

   Garage with ceiling common to the dwelling: Provide 1 layer of 5/8" type "X" gypsum board on beams, exposed posts and interior side of walls supporting floor of dwelling over garage with 1 layer of 5/8" type "X" gypsum board. Framing supporting gypsum board protection shall be 16" o. c. minimum, provide 2 layers of 5/8" type "X" gypsum board if structural framing is greater than 16" o. c.. Provide 2 layers of 1/2" type "X" gypsum board for TJI floor joists, per ICBO approval (NER 200) for TJI.
5. Provide 5/8" type "X" gypsum board on walls and ceilings of enclosed useable space under stairs.
6. Provide a tight fitting, self closing, 20 minute fire-rated or 1-3/8" thick solid wood door, between garage and living space.
7. Provide two straps to anchor the water heater to the building framing to resist seismic forces. One strap at the top 1/3 of the tank and one strap at the bottom 1/3 of the tank, minimum of 3/4" x 24 guage straps with 1/4" x 3" lag bolts attached directly to the framing, see detail 10/D6, 12/D6. [UPC Section 510.5]
8. Provide an overflow line from the water heater pressure and temperature relief valve to the outside of the building.
9. Exterior glazing, shading devices, insulation, infiltration/exfiltration controls, fireplace requirements, h.v.a.c., water heating, equipment and insulation requirements are noted on the energy compliance sheet.
10. Permanent vacuum breakers shall be included with all new hose bibs.
11. Provide 22" x 36" clear attic access, provided the largest piece of equipment can be removed through the opening. [CMC Section 319.3]
12. Passageway to the attic furnace shall be un-obstructed and have cont. solid flooring not less than 24" wide, not more than 20'-0" in length through the attic. [CMC Section 908]
13. All plywood in the attic to be 3/4" T&G with all edges blocked. This includes FAU platform and walkway.
14. Provide seismic anchors for attic furnace or anchor unit to platform.
15. Condensate drain from attic furnace shall terminate at approved plumbing fixture.
16. Information (other than walls, doors, and windows) shown on partial plans is only that which is different from the standard plan. For additional information see the standard plan.

CASE GROUP Architects

MAGNOLIA ESTATES

AT BRESSI RANCH

CARLSBAD, CALIFORNIA

BARRATT AMERICAN

JOB NO.	4001
PRINT DATE	6/10/05
ISSUE DATE	6/10/05
DRAWN BY	JG, HS, KM, RS
CHECKED BY	CGA
REVISIONS	
1	5/2/05
2	5/31/05
3	6/10/05

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