FLOOR PLAN NOTES

1. All dimensions are to be face of stud, U.N.O.
2. Provide 5/8" Type "X" gypsum board from floor to roof sheathing at garage/dwelling separation walls on the garage side. (CBC Sec. 302.4) Provide 5/8" Type "X" gypsum board at all elements supporting floor above garage on the garage side.
3. Use 1 3/8" the. solid core wood door with self-closing hardware or 20 minute fire protection rated door between garage and dwelling.
4. Provide a minimum 18" high platform (from source of ignition) for water heater and/or heating or cooling equipment capable of igniting flammable vapors.
5. Provide P&T valve, route discharge line to exterior.
6. Fireplaces with gas log lighters are required to have the flue damper permanently fixed in the open position and fireplaces with L.P. log lighters are to have no "pit" or "sump" configurations.
7. Masonry fireplaces to be constructed per S.D. County form DPL #180. See detail
8. Provide permanently wired smoke detectors with battery backup as shown.
9. Shower enclosures: shower walls must be finished to a height of 6'-0" wth a smooth, hard, non-absorbent surface.
10. Attic access: Attic areas shall be accessible by an opening not less than 22"x30". When mechanical equipment is located in an attic area, the opening shall not be less than 30"x30".
11. Hose bibbs and lawn sprinkler systems shall have an approved backflov prevention device.
12. Provide exhaust fan capable of 5 air changes per hour minimum in an irterior bathroom, vanity or laundry room.
13. Provide egress window @
14. Provide floor drain under washer at laundry room. Slope floor to drain. Tie drain into approved plumbing system.
15. New water closets shall use no more than 1.6 gal. per flush and shall meet performance standards established by the American National Standardi Institute standard A112.19.2.
16. All New glazing (fenestration) will be installed with a certifying label attached, showing the U-value.
17. All weather-exposed surfaces shall have a weather-resistive barrier to protect the interior wall covering and exterior wall openings shall be flashed in such a manner as to make them weatherproof.
18. Water heaters require a minimum of 2 straps to resist horizontal displacement. Provide a minimum of 3/4" x 24 gauge straps with 1/4" x 3" lag bolts attached directly to the framing.

RESIDENTIAL MANDATORY MEASURES

Indicate carbon monoxide alarms – interconnected and hard-wired with battery back-up – in the following locations on floor plans or utility plans in dwelling units with fuel-burning appliances or an attached garage (CRC R315):

- ☐ Outside each separate sleeping area in immediate vicinity of bedrooms
- ☐ On each story of dwelling

TABLE 4.303.2 FIXTURE FLOW RATES

FIXTURE TYPE	BASELINE FLOW RATE	MAXIMUM FLOW RATE AT ≥ 20 percent REDUCTION
Showerheads	2.5 gpm @ 80 psi	2 gpm @ 80 psi
Lavatory faucets, residential	2.2 gpm @ 60 psi	1.5 gpm @ 60 psi[1]
Lavatory faucets, nonresidential	0.5 gpm @ 60 psi	0.4 gpm @ 60 psi[2]
Kitchen faucets	2.2 gpm @ 60 psi	1.8 gpm @ 60 psi[3]
Gravity tank-typewater closets	1.6 gallons/flush	1.28 gallons/flush[4]
Flashometer tankwater closets	1.6 gallons/flush	1.28 gallons/flush[4]
Flashometer valvewater closets	1.6 gallons/flush	1.28 gallons/flush[4]
Electromechanissl hydraulic water closets	1.6 gallons/flush	1.28 gallons/flush[4]
Urinals	1.0 gallon/flush	.5 gallon/flush

1. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
2. Where complying faucets are unavailable, aerators rated at .35 gpm or other means may be used to achieve reduction.
3. Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2 gpm @ 60 psi and must default to a maximum flow rate of 1.8 gpm @ 60 psi.
4. Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.

Single flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.2.

Dual flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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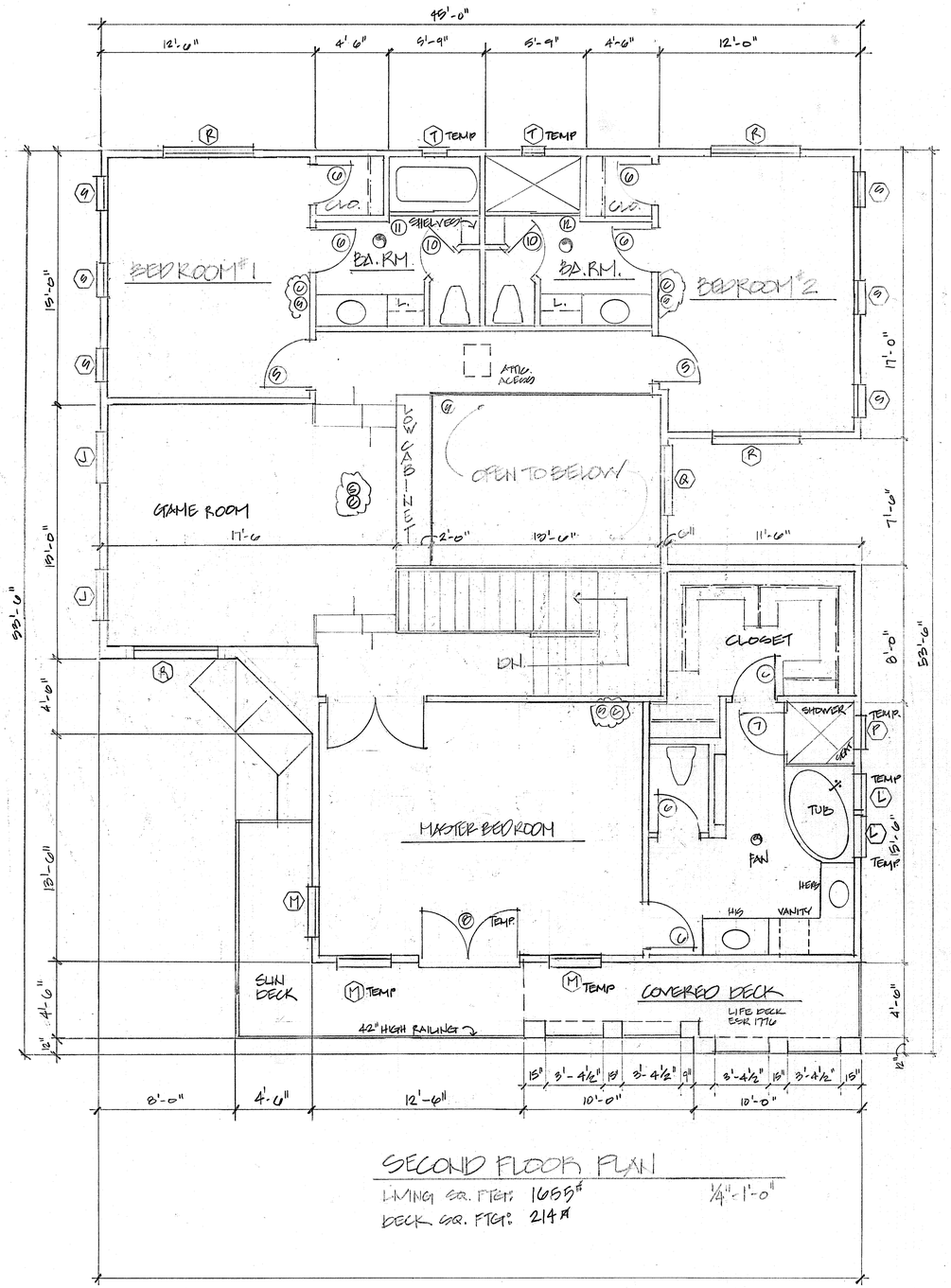
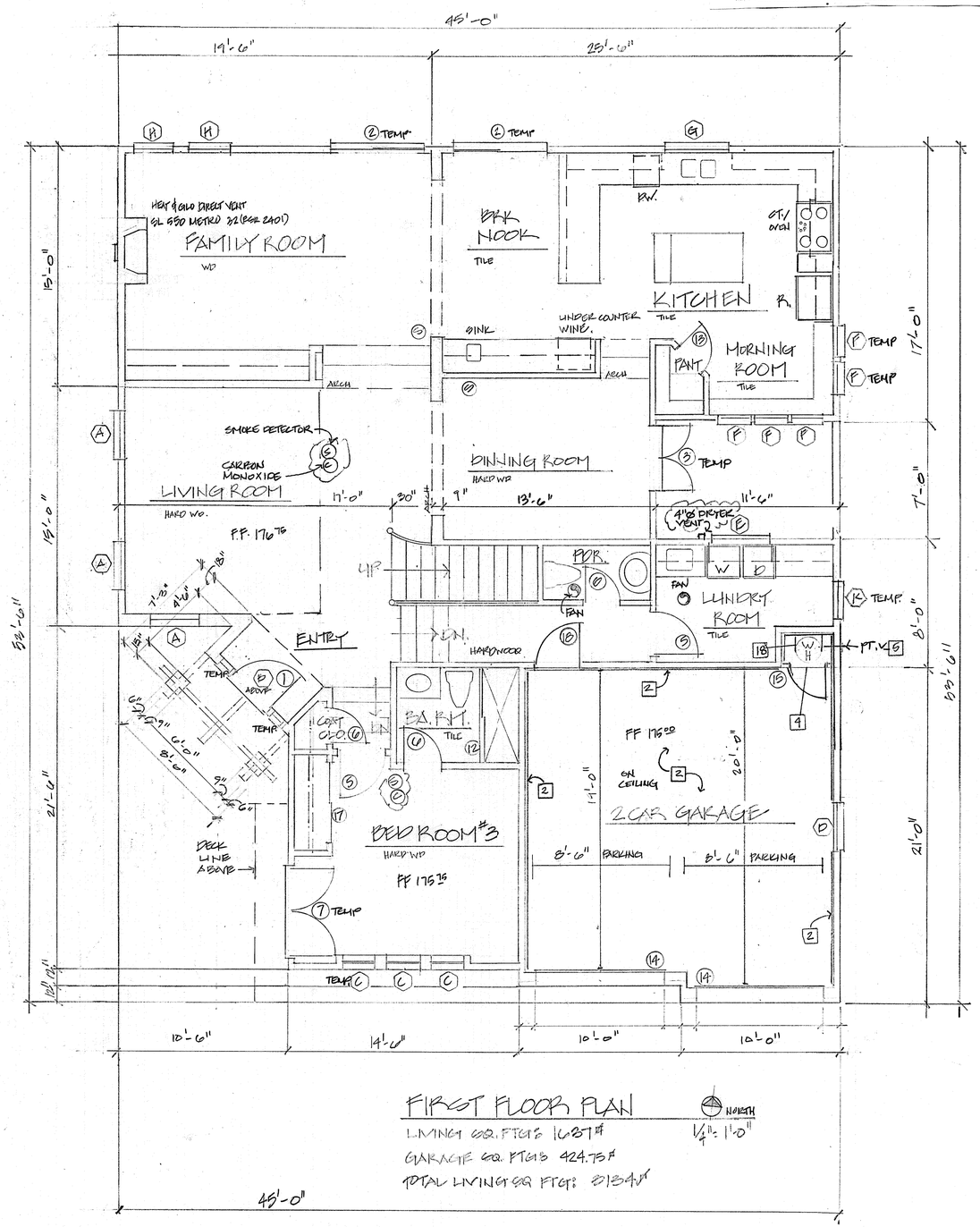


SECOND FLOOR PLAN

LIVING SQ. FTG: 1655#

DECK SQ. FTG: 214#

1/4" = 1'-0"



FIRST FLOOR PLAN

NORTH

LIVING SQ. FTG: 1687#

GARAGE SQ. FTG: 424.75#

TOTAL LIVING SQ FTG: 2134#

1/4" = 1'-0"

TERRAMAR PARTNERS LLC.
SHEFFIELD AVE
CARDIFF BY THE SEA ENINITAS CA

FIRST & SECOND FLOOR PLANS.

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