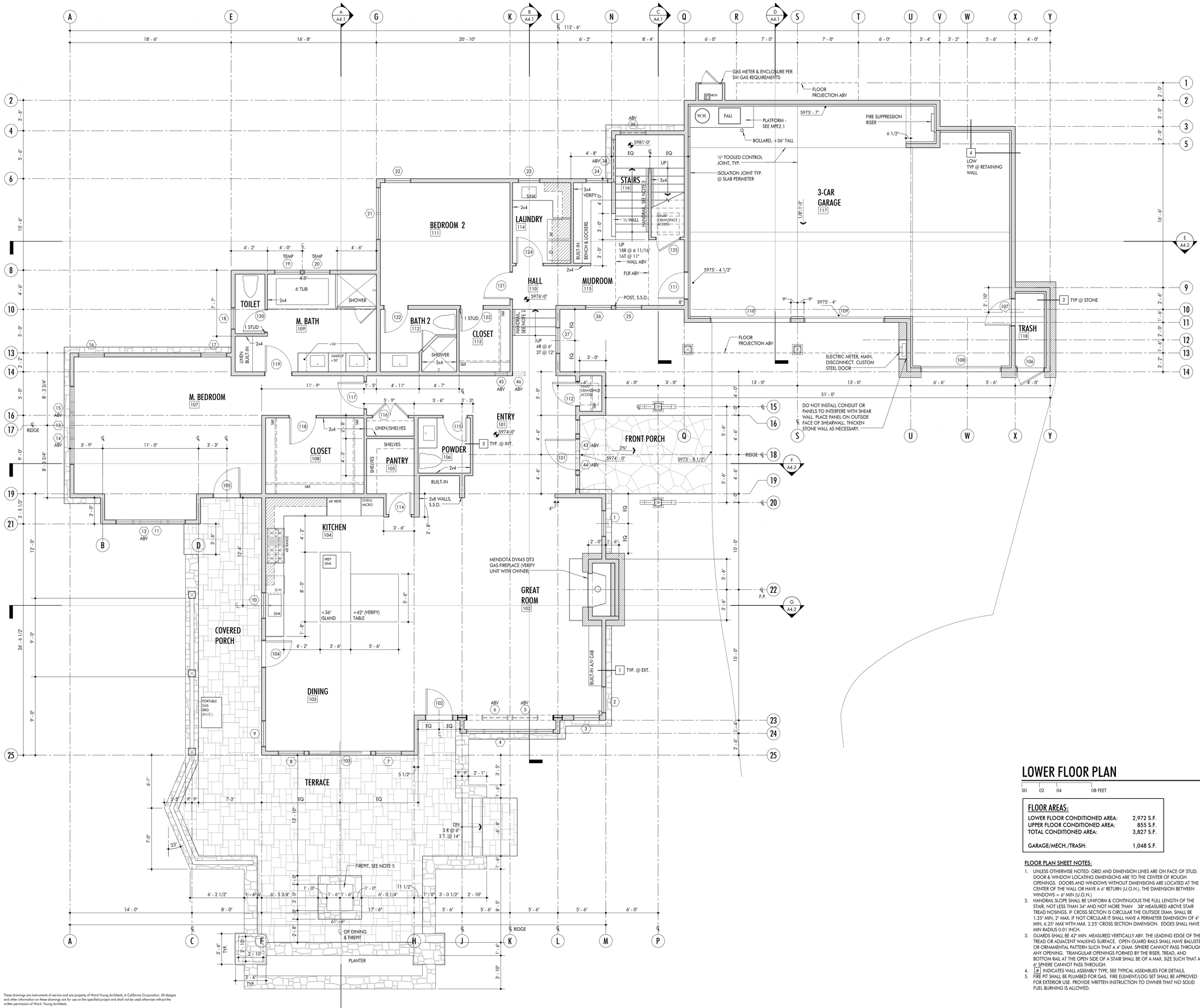

LOWER FLOOR PLAN

00 02 04 08 FEET

PLAN N

FLOOR AREAS:

LOWER FLOOR CONDITIONED AREA:	2,972 S.F.
UPPER FLOOR CONDITIONED AREA:	855 S.F.
TOTAL CONDITIONED AREA:	3,827 S.F.
GARAGE/MECH./TRASH:	1,048 S.F.

FLOOR PLAN SHEET NOTES:

1. UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD. DOOR & WINDOW LOCATING DIMENSIONS ARE TO THE CENTER OF ROUGH OPENINGS. DOORS AND WINDOWS WITHOUT DIMENSIONS ARE LOCATED AT THE CENTER OF THE WALL OR HAVE A 6" RETURN (U.O.N.). THE DIMENSION BETWEEN WINDOWS = 6" MIN (U.O.N.)
2. HANDRAIL SLOPE SHALL BE UNIFORM & CONTINUOUS THE FULL LENGTH OF THE STAIR, NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED ABOVE STAIR TREAD NOSINGS. IF CROSS SECTION IS CIRCULAR THE OUTSIDE DIAM. SHALL BE 1.25" MIN, 2" MAX. IF NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF 4" MIN, 6.25" MAX WITH MAX. 2.25" CROSS SECTION DIMENSION. EDGES SHALL HAVE MIN RADIUS 0.01 INCH.
3. GUARDS SHALL BE 42" MIN. MEASURED VERTICALLY ABV. THE LEADING EDGE OF THE TREAD OR ADJACENT WALKING SURFACE. OPEN GUARD RAILS SHALL HAVE BALUSTER OR ORNAMENTAL PATTERN SUCH THAT A 4" DIAM. SPHERE CANNOT PASS THROUGH ANY OPENING. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIR SHALL BE OF A MAX. SIZE SUCH THAT A 6" SPHERE CANNOT PASS THROUGH.
4. (F) INDICATES WALL ASSEMBLY TYPE. SEE TYPICAL ASSEMBLIES FOR DETAILS.
5. FIRE PIT SHALL BE PLUMBED FOR GAS. FIRE ELEMENT/LOG SET SHALL BE APPROVED FOR EXTERIOR USE. PROVIDE WRITTEN INSTRUCTION TO OWNER THAT NO SOLID FUEL BURNING IS ALLOWED.

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LOT 425 RESIDENCE

LAHONTAN LOT 425
PLACER COUNTY, CALIFORNIA

REVISIONS

PROJECT NO
13019.00

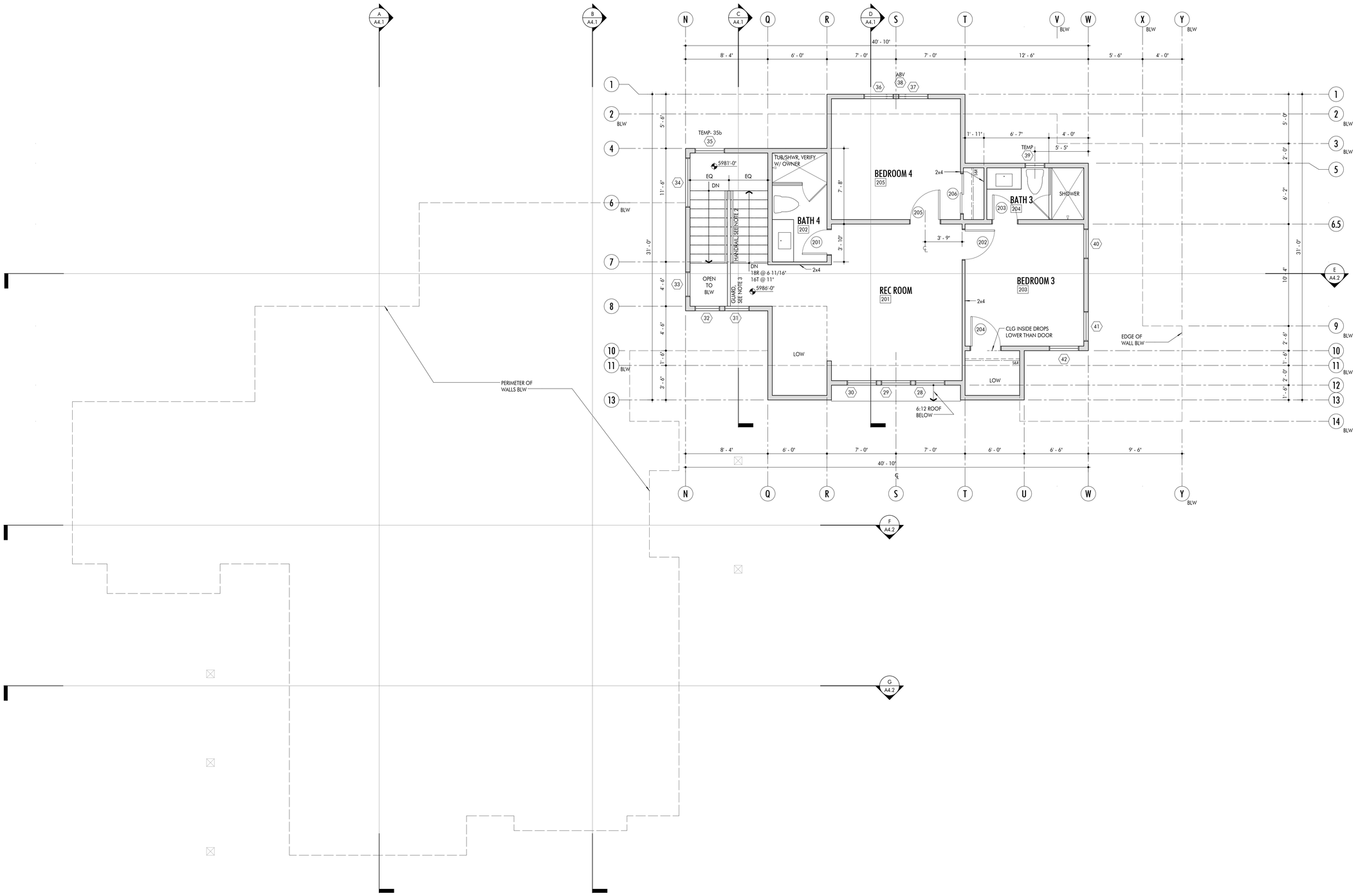
SCALE
1/4" = 1'-0"

DRAWN TJD
CHECKED TB

DATE
08/21/2013
PCBD PERMIT SUBMITTAL

SHEET TITLE
LOWER FLOOR PLAN

A2.1



UPPER FLOOR PLAN

00 02 04 08 FEET

SEE TYP. SHEET NOTES A2.1

PLAN N

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DATE
08/21/2013
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SHEET TITLE
UPPER FLOOR PLAN

A2.2