

GARAGE DOOR CLEARANCE

EACH ENCLOSED PARKING SPACE SHALL BE PROVIDED W/ A MIN. 8'-0" WIDE 6.67 FOOT HIGH ACCESS/DOOR OPENING (MBMC 10.64.100E) PROVIDE AT LEAST 4" OF CLEARANCE FOR ROLL UP DOOR IN ADDITION TO REQUIRED PARKING SPACE LENGTH. MAX AGGREGATE DOOR WIDTH W/ IN FRONT HALF OF SITE IN ADS I & II IS 18 FT. SITE WIDER THAN 55' MAY HAVE 27 DT. AGGREGATE DOOR WIDTH IF ADDITIONAL PORTION IS RECESSED 5'-0".

- 1 NOTE RE GARAGE DOOR CLEARANCE
12" = 1'-0"

NOTE : GARAGE DOOR SPRINGS : (PER CBC SECT 1211)

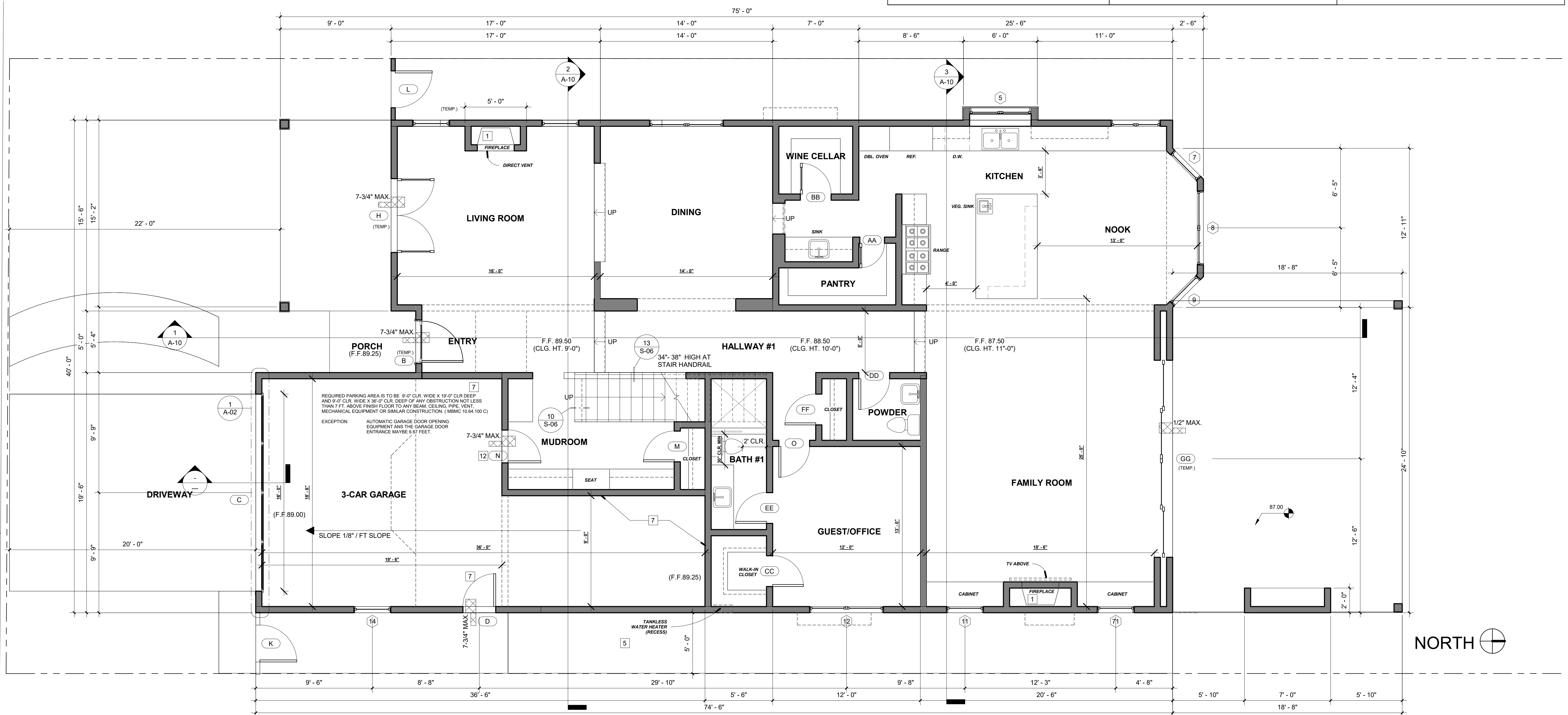
- A> SPRING SHALL BE FABRICATED FROM EITHER HARD-DRAWN SPRING WIRE (PER ASTM A227-21) OR OIL-TEMPERED WIRE (PER ASTM A229-71)
- B> MINIMUM DESIGN STANDARD SHALL BE 9,000 CYCLES.
- C> PHYSICAL CYCLING TEST SHALL BE EQUIPPED WITH AN APPROVED DEVICE CAPABLE OF RESTRAINING THE SPRING OR ANY PART THEREOF IN THE EVENT IT BREAKS. CONTAINMENT DEVICE SHALL BE TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY.
- D> EACH SPRING SHALL BE EQUIPPED WITH AN APPROVED DEVICE CAPABLE OF RESTRAINING THE SPRING OR ANY PART THEREOF IN THE EVENT IT BREAKS. CONTAINMENT DEVICE SHALL BE TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY.

PLAN NOTES

- LENNOX HEARTH PRODUCTS (GAS ONLY FIREPLACE) (UL # MH19930)
[NOTE : FIREPLACE TO BE GASEOUS FUELLED ONLY AND NOT CAPABLE OF SOLID FUEL COMBUSTION.]
 - 7" HIGH TILE FROM DRAIN WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 7" ABOVE THE DRAIN INLET AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENT IS TO BE MOISTURE RESISTANT CBC 807.1.3. AND 2512
 - 12" X 12" TUB ACCESS
 - 18" HIGH PLATFORM
 - TANKLESS WATER HEATER
 - LOCATE TOP AND BOTTOM VENTS, WITHIN 12" OF FLOOR AND CEILING (12"X12" VENT, 4" DUCT)
 - PROVIDE 5/8" TYPE "X" DRYWALL AT ALL CEILING AND WALLS
 - DOWNDRAFT
 - CLOTHES DRYER MOISTURE EXHAUST DUCT (4" DIA SMOOTH DUCT) SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH 2 ELBOWS. THIS SHALL BE REDUCED 2" FOR EVERY ELBOW IN EXCESS OF 2.
 - VENT, 100 IN. SQ. OPENING FOR MAKE UP AIR
 - DEX-O-TEX ESR-1757 (1/4" / FT SLOPE)
 - 1-3/8" THK DOOR - SOLID WOOD, SELF CLOSING TIGHT FITTING (20 MIN. RATED DOOR.) SELF LATCHING.
 - 30" X 30" ATTIC ACCESS.
 - FORCE AIR UNIT
- A. COMPARTMENT DIMENSION 12" WIDER THAN THE UNIT 3" MIN. CLR. FROM THE COMBUSTION AIR INTAKE.
- B. AREA OF COMBUSTION AIR OPENINGS 1 SQ. INCH PER 5,000 BTU. 1 SQ. INCH PER 1,000 BTU/100 MIN.) IN CONFINED SPACES HALF OF OPENING AREA WITHIN 12" OF CEILING AND HALF 12" FROM FLOOR (UMC 702.707).

- C. COMBUSTION AIR FROM ATTIC THROUGH 26-GAUGE GALVANIZE STEEL TO 6" ABOVE CEILING JOIST W/OUT A SCREEN. PROVIDE ADEQUATE OPENINGS TO ATTIC(704 UMC.
- D. COMBUSTION AIR DIRECTLY FROM THE OUTSIDE W/ 1/4" SCREEN (707 UMC), ONE SQUARE INCH PER 4,000 BTU AND ONE SQUARE INCH PER 2,000 FOR HORIZONTAL DUCTS.
- E. NOT ALLOWED IN ANY BEDROOM, BATHROOM, OR CLOSET THAT OPENS INTO ONE OF THESE.
- ATTIC ACCESS MIN. 30"X30" NOT OVER 20' OF THE EQUIPMENT. UNOBSTRUCTED PASSAGE 24" WIDE WITH SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT PANEL. A LEVEL UNOBSTRUCTED WORK PLATFORM MIN 30" IN FRONT OF THE EQUIPMENT W/ 30" HEADROOM.
- LIGHT OVER EQUIPMENT W/ LIGHT SWITCH AND OUTLET
- AIR SUPPLY OPENINGS OF 2 SQ. INCH PER 1,000 BTU FOR BLOWER TYPE AND 7 SQ. INCH PER 1,000 BTU FOR GRAVITY FEED TYPE. DOUBLE JOIST TO SUPPORT UNIT.
- SEISMIC BRACES OR ANCHOR UNIT TO PLATFORM.
- 2X6 BALLOON FRAME
 - 30" X 30" ATTIC ACCESS
 - 22" X 30" ATTIC ACCESS
 - EGRESS
- ALL HEATING AND/OR COOLING SYSTEM OTHER THAN WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISSION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIOD OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANT TO AUTOMATICALLY SETBACK THE THERMOSTAT SET POINTS FRO AT LEAST TWO PERIOD OF 24 HRS. (TITLE -24,PART 6, CHAPTER 7, SECTION 150(I) & 151(F).
- MIN LOOSE FILL INSTALLED WRIGHT PER SQUARE FOOT OF ANY LOOSE-FILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE [TITLE-24,PART 6,CHAPTER 7, SECTION 150(B)].

- TANK-TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.6 GALLON (402.2 CPC).
- TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTION THAT WERE APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2007 CALIFORNIA PLUMBING CODE.
- A> A CERTIFICATE OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS. INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND/OR TESTING. ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
- B> A CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/ CERTIFIED BY HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUILDER.
- PLUMBING FIXTURES SHALL COMPLY WITH CBC TABLE 4.303.1, 4.303.2 & 4.303.3.
- CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF A PRESSURE BALLANCE OR THERMOSTATIC MIXING VALVE TYPE PER UPC 420.0
- COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE.
- PROVIDE WEATHER STRIPS AT THE ATTIC ACCESS PANEL TO PREVENT BACKDRAFT.
- SHOWERS AND SHOWER TUBS SHALL PROVIDE WITH INDIVIDUAL CONTROL VALVE OF THE PREASURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE AND PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (418 CPC).



MAIN FLOOR PLAN(88.50)
1/4" = 1'-0"

LANE
DESIGN + BUILD
2212 PACIFIC COAST HWY.
HERMOSA BEACH CA 90254
PHONE: 310-937-8081
FAX: 310-937-8089
LANEDSIGNBUILD.COM

SHT. CONTENT

FIRST FLOOR PLAN

CLIENT

ZIVEC & CORBETT DEV.
1721 8TH STREET, MANHATTAN
BEACH, CA

REVISIONS

No.	Description	Date

SHT. ID.

A-02

LANE DESIGN BUILD - ALL RIGHTS RESERVED. THE DRAWINGS, IDEAS AND EMBODIED DESIGNS THEREIN ARE THE PROPERTY OF LANE DESIGN BUILD AND SHALL NOT BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED. IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATIONS.