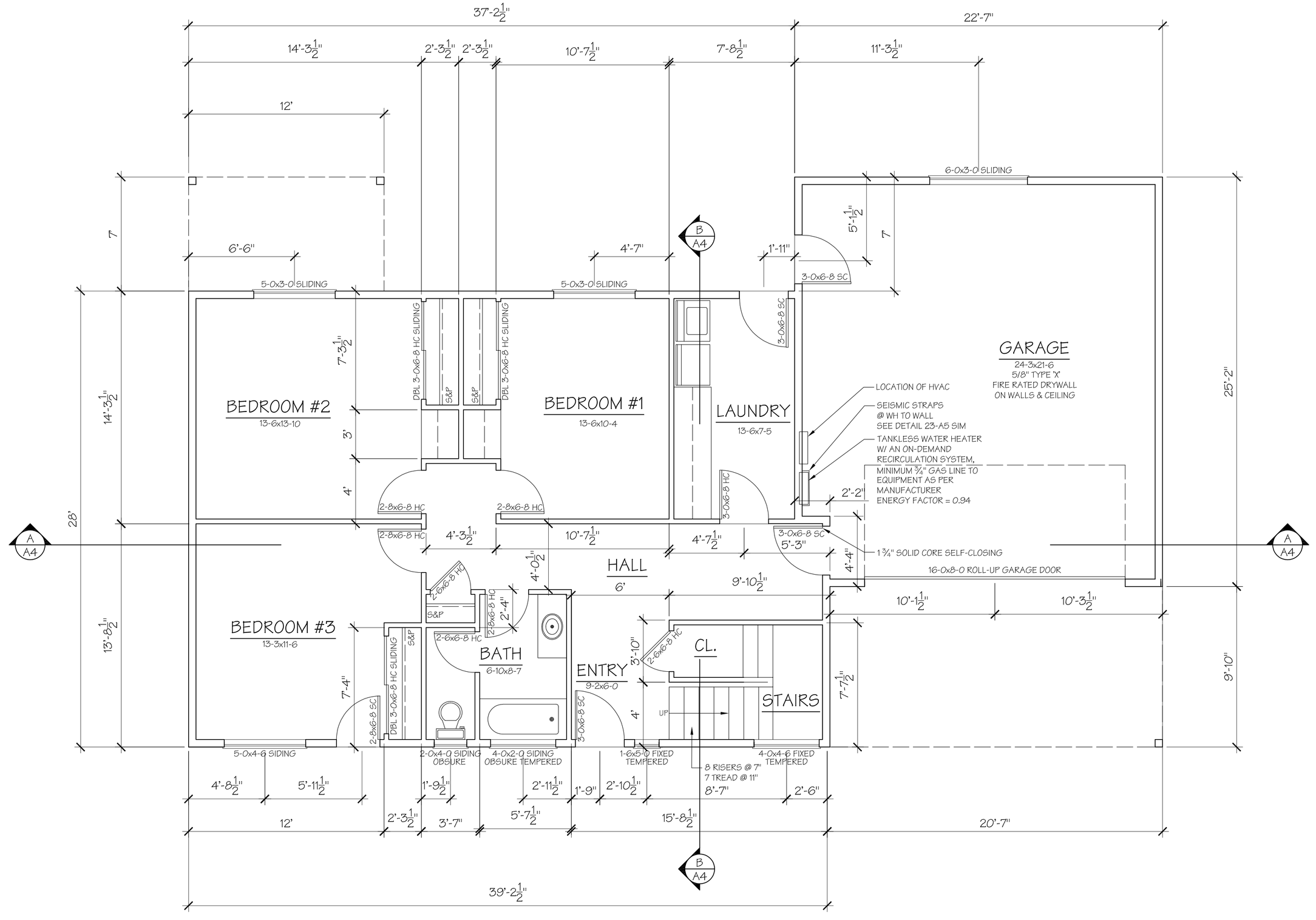

FLOOR PLAN LEVEL 1

SCALE: 1/4"=1'-0"

RADIANT BARRIER ROOF SHEATHING IS REQUIRED TO BE USED.

GARAGE AREA: 561.28 SQ. FT.
LIVING AREA: 1069.78 SQ. FT.

PROJECT NORTH

NOTES:
1. Standard Water Conservation Measures low flow fixtures shall be used:
   A. - 1.28 Gallons per flush Toilets
   B. - 2.0 Gallons per minute Shower Heads
   C. - 1.2 Gallons per minute Bathroom Sink Aerators
   D. - 1.8 Gallons per minute Kitchen Faucet Aerator
2. Water pressure limited to 80 p.s.i.
3. 2x6 stud walls @ plumbing locations where needed.
4. Garages, walls and soffits of enclosed usable spaces under stairs shall be protected with type 'X' 5/8" sheetrock (CRC 302.6 & 302.7).
5. Hose bibbs shall be protected by and approved non-removable type of backflow prevention device. CPC Section 602.3.
6. Provide access panel (min 12"x12") or utility space for all plumbing fixtures having concealed slip-joint connections. CPC 402.10.
7. Ceiling Insulation shall be R-30 Batt with continuous Radiant Barrier.
8. Wall Insulation shall be R-19 Batt.
9. Water Conservation Measures: Hot water circulation systems shall be installed for master bathrooms and kitchens if the furthest plumbing fixture unit in these rooms is greater than twenty (20) pipe-feet from the hot water heater. Per SLO County Green Building Ordinance for new construction - an on-demand recirculating system shall be installed for all hot water fixtures.
10. Water Conservation Measures: If Residence is to be plumbed for gray-water systems it shall be pursuant to Chapter 15 of the California Plumbing Code (Graywater Systems).
11. Water Conservation Measures: The contractor shall either comply with Retrofitting, in lieu of fees, or funding water conservation programs.

WINDOWS AND DOORS:
1. Escape windows: Provide at least one window for each bedroom with a minimum net clear opening of 5.7 square feet (CRC 310.2).
   A. Minimum height 24".
   B. Minimum width 20".
   C. Opening sill height 44" maximum above finish floor.
2. Provide solid core self closing 1 3/8" door between garage and house. (CRC 302.5.1).
3. Provide double glazing at all doors and windows unless noted otherwise.
4. Provide screens at operable window panes and/or sliding glass doors.
5. Provide tempered glazing in the following locations (CRC 308.4).
   A. Glass panels in doors.
   B. All glass panels within 24" of doors in the same wall plain where the bottom edge of glazing is less than 60" above the floor or walking surface.
   C. Glazing with an area in excess of 9 square feet within 18 inches of finished floor.
   D. Windows in tub and shower enclosures within 60 inches of finished floor.
6. Window frames shall be vinyl or wood w/ dual - Low E glazing that has a U-value = 0.32 and SHGC = 0.50.
7. Exterior windows, window walls, glazed doors, and glazed openings within doors shall be dual-glazed units with a minimum of one tempered pane or shall have a fire-resistance rating of not less than 20 minutes. Glazing frames made of vinyl shall have welded corners and metal reinforcement in the interlock area.
8. Exterior doors: the exterior surface or cladding shall be of ignition resistant or non-combustible materail or, 20-min rated or, 1 3/8" solid core or panel doors. Raised panels are to be 1 1/4" thick min tapering to not less than 3/8" thick. Doors shall be tested to meet the performance requirements of SFM Standard 12-7A-1.
9. Landings at egress doors shall not be more than 1 1/2" lower than the top of the threshold. Landings with doors that do not swing over the landing may have a difference in elevation of 7 3/4" maximum blow the top of the threshold.

AGING IN PLACE DESIGN:
1. REINFORCEMENT FOR GRAB BARS:
   At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with this section.
   A. Reinforcement shall be solid lumber or other construction materials approved by the enforcing agency.
   B. Reinforcement shall not be less than 2x8 inch nominal lumber or other construction material providing equal height and load capacity. Reinforcement shall be located between 32inches and 39.5 inches above finished floor flush with the wall framing.
   C. Water closet reinforcement shall be installed on both side walls of the fixture, or on the side wall and the back wall.
   D. Shower reinforcement shall be continuous where wall framing is provided.
   E. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Back wall reinforcement for a lower grab bar shall be provided with the bottom edge no more than 6 inches above the bathtub rim.
2. ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS:
   Electrical receptacle outlets, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from the bottom outlet box above the finish floor.
3. INTERIOR DOORS:
   Effective July 1, 2024, at least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32 inches, measured with the door positioned at an angle of 90 degrees from the closed position, or, in the case of a two or three story single family dwelling, on the second or third floor of the dwelling if a bathroom or bedroom is not located on the entry level.
4. DOORBELL BUTTONS:
   Doorbell buttons or controls shall not exceed 48 inches above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches above exterior floor or landing, measured from the top of the doorbell button or control.

INDOOR WATER USE PER CALIFORNIA GREEN CODE:
Each plumbing fixture and fitting shall meet reduced flow rates as specified below (these are more restrictive than the Los Osos Water Conservation Measures): Showerheads: 1.8 gpm @ 80 psi Lavatory faucets: 1.5 gpm @ 60 psi Kitchen faucets: 1.8 gpm @ 60 psi Single flush toilets: 1.28 gallons
FIREPLACES PER CALIFORNIA GREEN CODE:
Any installed gas fireplace shall be a direct-vent sealed-combustion type.

Solid fuel burning appliances may be installed only if "EPA" Certified as required by the Air Pollution Control Board.

FIREBLOCKING REQUIRED AT THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS, DROP CEILINGS, COVE CEILING).
3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL.

No.	Revison	Date

Firm Name and Address
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Kathleen J. Bergantzel

Project Name and Address
SIMENZ RESIDENCE
1298 15TH STREET
LOS OSOS, CA

Sheet Title
FLOOR PLAN
LEVEL 1

Sheet
A-1
Of Sheets

Date
03/11/25