

FLOOR PLAN SHEET NOTES:

- UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD. DOOR & WINDOW LOCATING DIMENSIONS ARE TO THE CENTER OF ROUGH OPENINGS. WINDOWS WITHOUT DIMENSIONS ARE LOCATED AT THE CENTER OR WILL MEET OFF INSIDE CORNER. THE DIMENSION BETWEEN WINDOWS= 6" U.O.N. DOORS WITHOUT DIMENSIONS ARE LOCATED AT THE CENTER OF THE WALL OR U.O.N.
- 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 A MIN RADIUS 0.01 INCH. WHERE HANDRAILS ARE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAILS. CRC 311.7.8.2.
- GUARDS SHALL BE 42" MIN. MEASURED VERTICALLY ABV. THE LEADING EDGE OF THE TREAD OR ADJACENT WALKING SURFACE. OPEN GUARDS 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. WHERE GUARDS ARE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.
- # INDICATES WALL ASSEMBLY TYPE. SEE TYPICAL ASSEMBLIES FOR DETAILS.
- PROVIDE BACKING IN WALLS FOR BATH HARDWARE AND ACCESSORIES. VERIFY WITH OWNER, INTERIOR DESIGNER OR ARCHITECT IN FIELD.

MARTIS CAMP FLOOR PLAN SHEET NOTES:

- THE CONDITIONS OF APPROVAL AND CC-8s FOR THE PROJECT EXPLICITLY FORBID THE INSTALLATION OF ANY NON-EPA PHASE 2 CERTIFIED WOOD BURNING DEVICES OR MASONRY FIREPLACES THAT DO NOT HAVE A UL APPROVED DECORATIVE GAS BURNING APPLIANCE THAT USES EITHER A DIRECT VENT OR B VENT FLUE SYSTEM, UNLESS OTHERWISE AGREED TO BY THE PCAPOD AND CONSISTENT WITH THE MARTIS VALLEY AIR QUALITY ORDINANCE. SOLID FUEL BURNING APPLIANCES/FIREPLACES ARE PROHIBITED IN MULTI-FAMILY LAND USES. THE MAXIMUM EMISSION POTENTIAL FROM EACH RESIDENCE SHALL NOT EXCEED 7.5 GRAMS PER HOUR.
- BEAR-RESISTANT REFUSE ENCLOSURE SHALL COMPLY WITH PLACER COUNTY'S BEAR-RESISTANT ENCLOSURE ORDINANCE.
- THE REFUSE ENCLOSURE IS BUILT ON A CONCRETE SLAB AND WILL BE ACCESSED VIA A METAL DOOR WITH ACCOMPANYING METAL FRAME AND LATCHED WITH A YEAR-ROUND DOOR KNOB WITH SECONDARY LATCH. THE INTERIOR MUST BE FINISHED WITH SHEETROCK, INSIDE WEATHER-STRIPPING, AND A PAINTED FINISH.

BUILDING AREA SUMMARY	
LOWER FLOOR HEATED	3,700 SF
UPPER FLOOR HEATED	994 SF
TOTAL HEATED	4,694 SF
GARAGE/MECH	1,107 SF
TOTAL AREA	5,801 SF

STAIR NOTES:

- STAIRWAYS SHALL HAVE RISERS WITH A MAXIMUM HEIGHT OF 7-3/4". THE MINIMUM TREAD DEPTH IS 10". A VARIATION OF NOT MORE THAN 3/8" BETWEEN THE LARGEST AND SMALLEST RISER HEIGHTS OF THE LARGEST AND SMALLEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS THAT IS MEASURED FROM NOSE TO NOSE OF THE TREADS IS PERMITTED. CRC R311.7.5.1. SEE CALLOUT AT STAIRS FOR ACTUAL RISE & RUN DIMENSIONS.
- THE MINIMUM CLEAR WIDTH OF A STAIRWAY NEEDS TO BE 36". HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" INTO THE CLEAR WIDTH LEAVING 31-1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" CLEAR WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES. CRC R311.7.1.
- THE MINIMUM HEADROOM NEEDS TO BE 6'-8" MEASURED VERTICALLY FROM A SLOPED LINE ADJOINING THE TREAD NOSING. CRC R311.7.2.
- WINDER STAIRWAYS, THE WALKLINE SHALL BE CONCENTRIC TO THE CURVED DIRECTION OF TRAVEL LOCATED AT A POINT 12" FROM THE NARROW EDGE WHERE THE TREAD DEPTH IS MIN. 10", WITH A MIN. TREAD DEPTH OF 6" ELSEWHERE. CRC R311.7.5.2.1. SEE CALLOUT AT WINDER STAIR FOR ACTUAL DIMENSIONS.
- THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48" HORIZONTAL (2%). CRC R311.7.7. ALL INTERIOR SURFACES SHALL BE LEVEL.
- THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. STAIRWAY LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" OF THE WIDTH OF THE STAIRWAY SERVED. AN INTERMEDIATE LANDING SHALL BE PROVIDED FOR EVERY 12' OF STAIRWAY HEIGHT. A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRS. CRC R311.7.6.

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580 RESIDENCE
MARTIS CAMP LOT 580
PLACER COUNTY, CALIFORNIA

REVISIONS

PROJECT NO:
13058.00

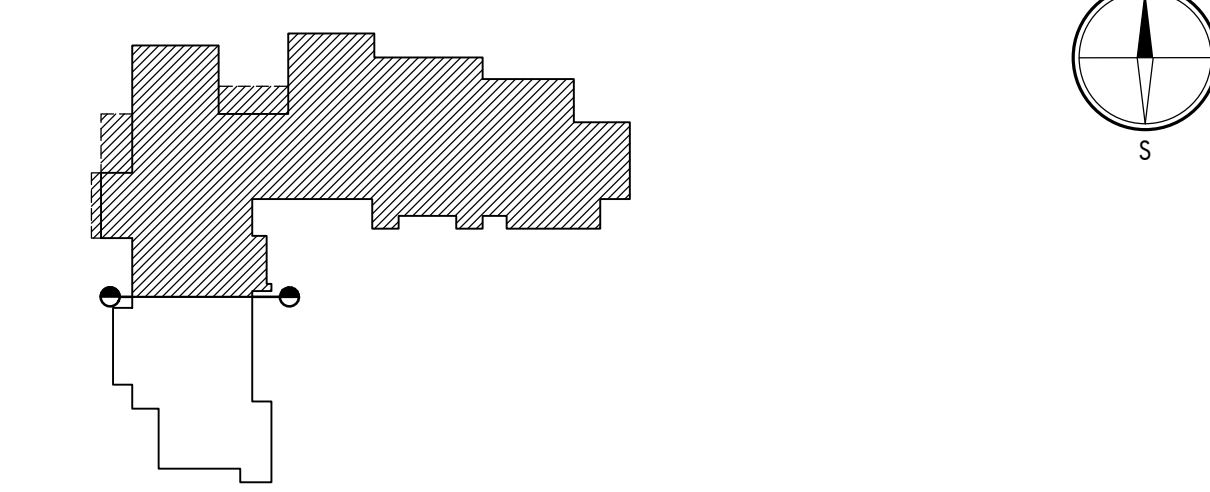
SCALE:
1/4" = 1'-0"

DRAWN: CLD
CHECKED: TB

DATE:
06/16/2014
PCSD SUBMITTAL

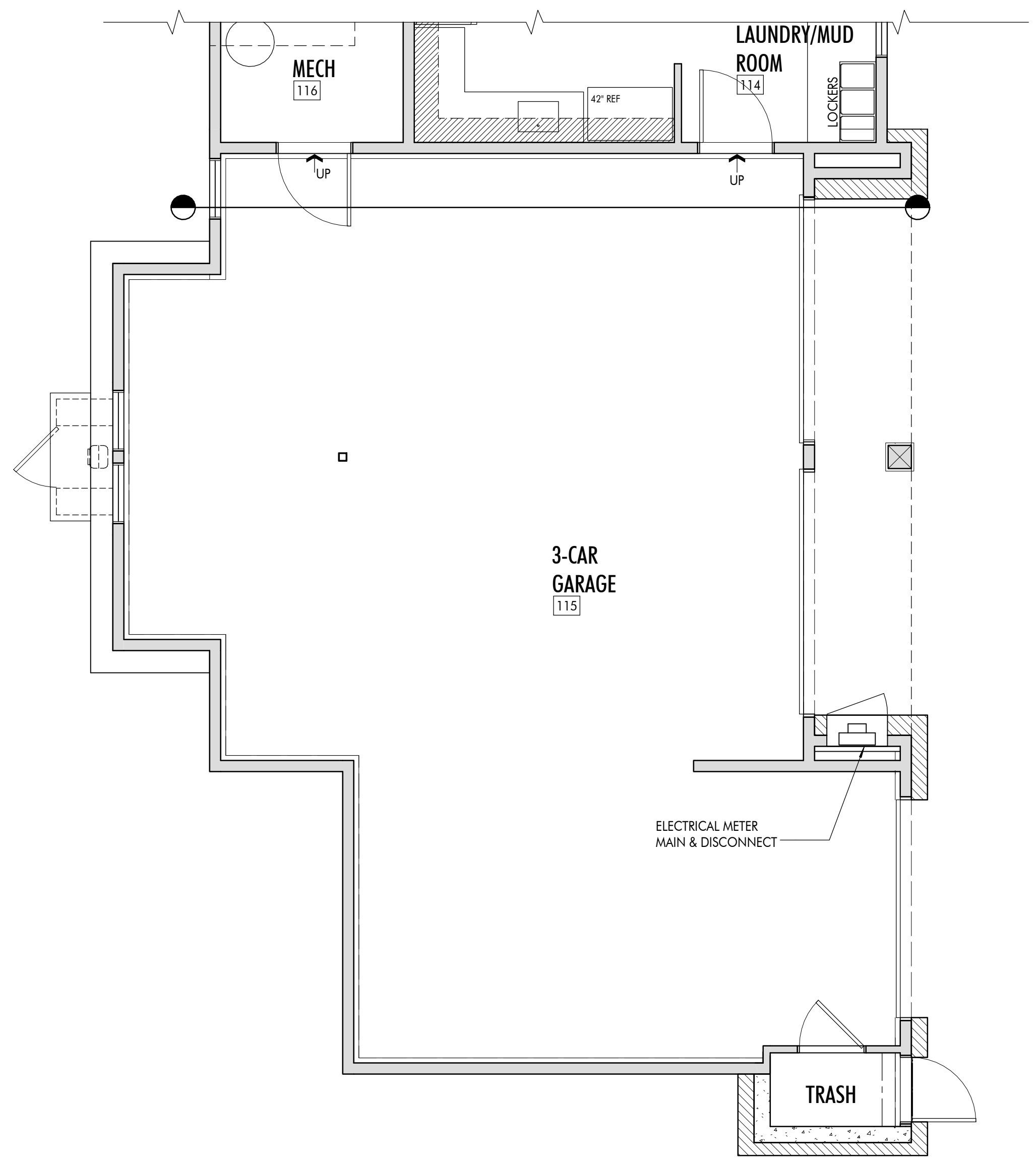
SHEET TITLE:
LOWER FLOOR PLAN

LOWER FLOOR PLAN

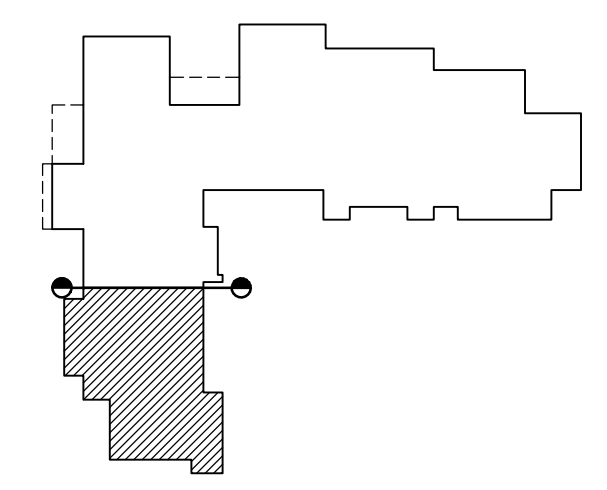


KEY PLAN - LOWER FLOOR

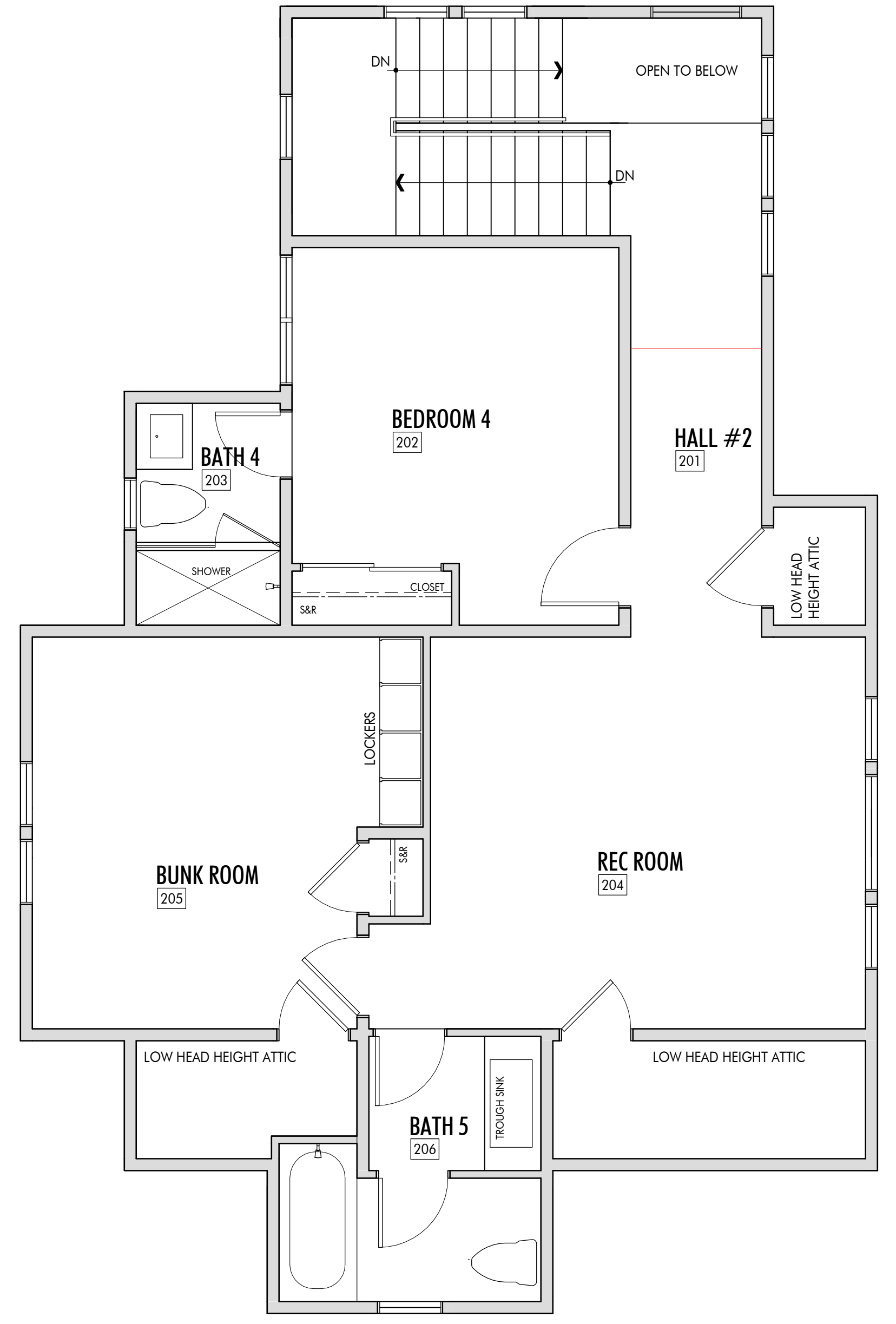
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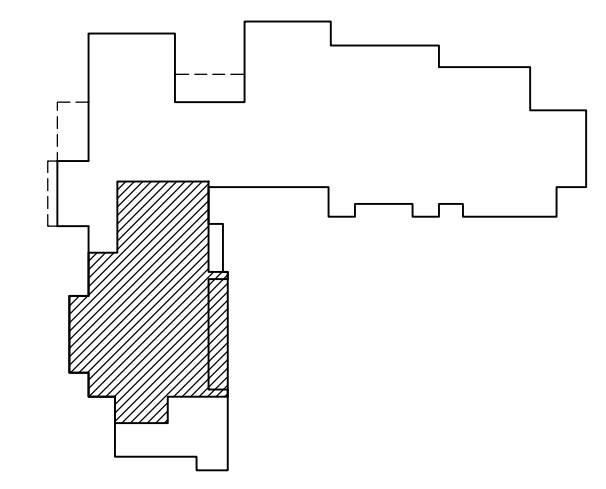
GARAGE FLOOR PLAN
 00 02 04 08 FEET
 PLAN N



KEY PLAN - GARAGE FLOOR



UPPER FLOOR PLAN
 00 02 04 08 FEET
 PLAN N



KEY PLAN - UPPER FLOOR

REVISIONS

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1/4" = 1'-0"

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SHEET TITLE

**GARAGE & UPPER FLOOR
PLAN**

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