City of El Cajon
Building and Fire Safety Division
200 Civic Center Way.
El Cajon, CA 92020
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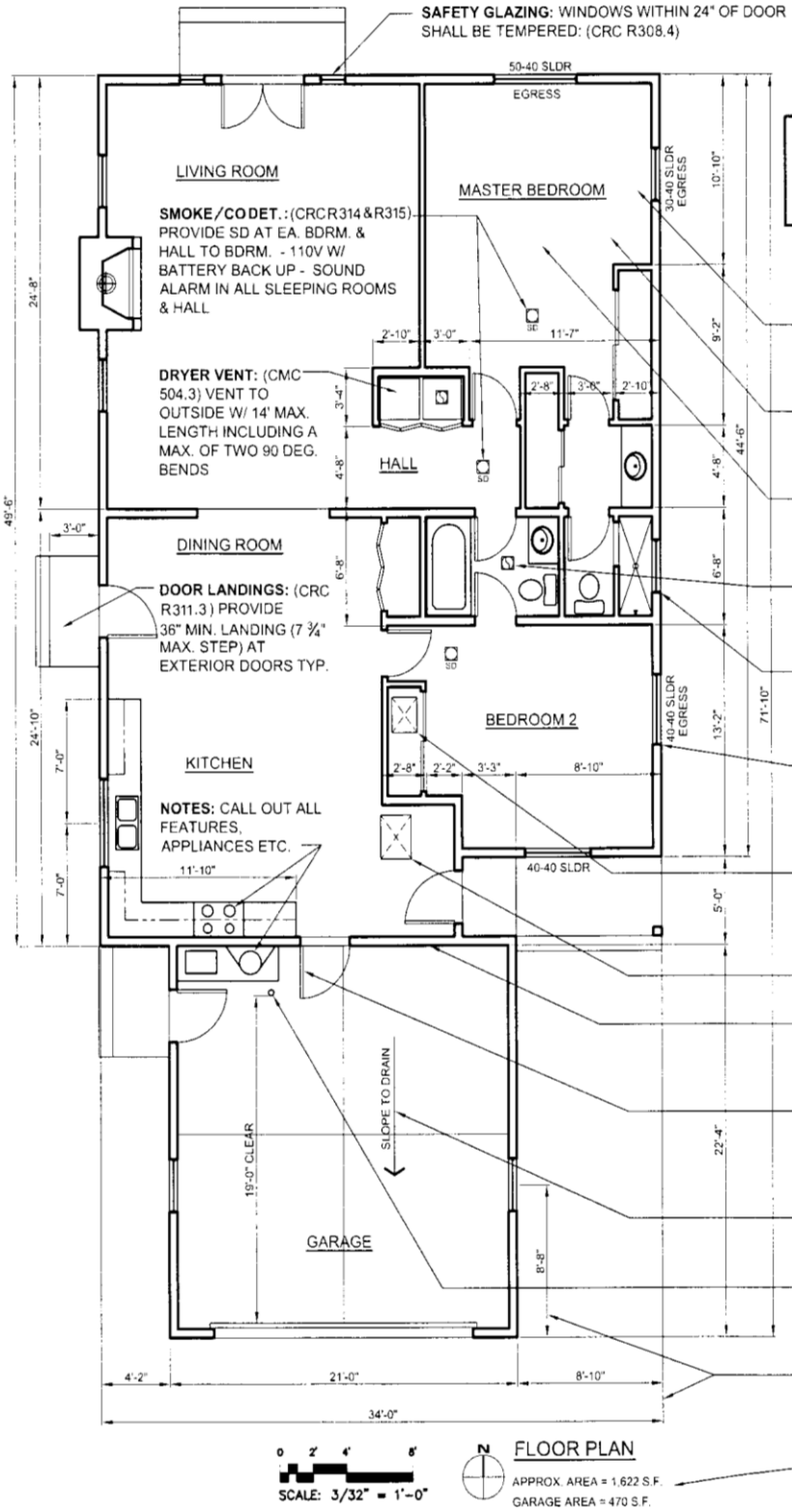
TYPICAL FLOOR PLAN



THIS DRAWING DEPICTS MINIMUM CODE REQUIREMENTS PER CRC 2010. INFORMATION IS FOR REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT.

LIGHT: (CRC R303.1) PROVIDE NATURAL LIGHT OF 8% OF FLOOR AREA MIN. (OR SEE CODE FOR OPTIONAL LIGHTING PROVISIONS)

VENTILATION: (CRC R303.1) PROVIDE NATURAL VENTILATION OF 4% OF FLOOR AREA MIN. (OR SEE CODE FOR OPTIONAL VENTILATION PROVISIONS)

MIN. ROOM DIMENSION: (CRC R304) PROVIDE AT LEAST ONE ROOM OF 120 SF AND ALL HABITABLE ROOMS WITH 70 SF MIN AND NO DIMENSION LESS THAN 7'.

BATHROOM (AND LAUNDRY) VENTILATION: (CRC R303.3 & CMC 403.7 - TBL. 4-4) PROVIDE NATURAL VENT 4% OF FLOOR AREA MIN. OR 50 CFM EXHAUST FAN, (25 CFM FOR CONTINUOUS OPERATION). ROOMS WITH BATH, SHOWER OR SPA REQUIRE EXHAUST FAN.

SHOWER & TUB ENCLOSURES: (CRC R307) PROVIDE NON-ABSORBENT SURFACE TO 70" ABOVE DRAIN. PROVIDE FIBER-CEMENT OR GLASS-MAT GYP. BD. BACKING. GLASS LESS THAN 60" ABOVE DRAIN SHALL BE TEMPERED.

EGRESS WINDOWS: (CRC R310) AT ALL BEDROOMS, PROVIDE (AND CALL OUT) ESCAPE WINDOWS OF 5.7 SF (5.0 SF FOR FIRST FLOOR WINDOWS) WITH 24" MIN HT. AND 20" MIN. WIDTH.

UNDERFLOOR ACCESS: (CRC R408.4) PROVIDE 18" X 24" UNOBSTRUCTED UNDERFLOOR ACCESS NOT MORE THAN 20' FROM UNDERFLOOR CLEANOUT PER CPC 707.10.

ATTIC ACCESS: (CRC R807.1, CMC 904.11) ATTIC ACCESS SHALL NOT BE LESS THAN 20" X 30" (OR, WITH ATTIC MECH. EQUIP., 22" X 30" MIN. - OR LARGER TO FIT EQUIP. SIZE)

GARAGE SEPARATION: (CRC R302.6) PROVIDE ½" GYP. BD. ON GARAGE WALL SEPARATION FROM HABITABLE SPACES. (FOR CEILING SEPARATION, PROVIDE ⅝" TYPE "X" GYP. BD.)

GARAGE DOOR: (CRC R302.5) PROVIDE A SELF-CLOSING, SELF-LATCHING, TIGHT-FITTING SOLID-WOOD (OR SOLID OR HONEYCOMB CORE STEEL) DOOR 1-3/8 INCH IN THICK BETWEEN GARAGE AND RESIDENCE (OR PROVIDE A 20 MIN. RATED, SELF-CLOSING DOOR)

GARAGE FLOOR: (CRC R309) PROVIDE SLOPE TO DRAIN OR FRONT OPENING AND PROVIDE CONTROL JOINTS AS NECESSARY

WH AND MECH. UNITS IN GARAGE: (CMC 308.0) PROVIDE FOR GAS FUELED EQUIPMENT OR APPLIANCES TO BE ELEVATED 18" ABOVE FLOOR AND PROVIDED WITH A PROTECTIVE BARRIER, I.E. CONCRETE FILLED STEEL BOLLARDS. SEE A6 FOR STRAPPING.

PLAN DIMENSION: PROVIDE COMPLETE DIMENSIONS (TYPICALLY TO EXTERIOR FACE OF STUDS) DEFINING THE OVERALL BUILDING AND ALL INTERIOR WALL LOCATIONS AND KEY FEATURES SUCH AS WINDOW, DOORS AND BUILT-IN FEATURES.

PLAN AREAS: PROVIDE A COMPLETE SUMMARY OF BUILDING AREAS (TO EXTERIOR FACE OF STUDS) INCLUDING ALL HABITABLE, NON-CONDITIONED, PORCHES AND ADDITIONS IF APPLICABLE.