




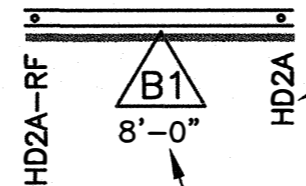


FLOOR PLAN REFERENCE NOTES

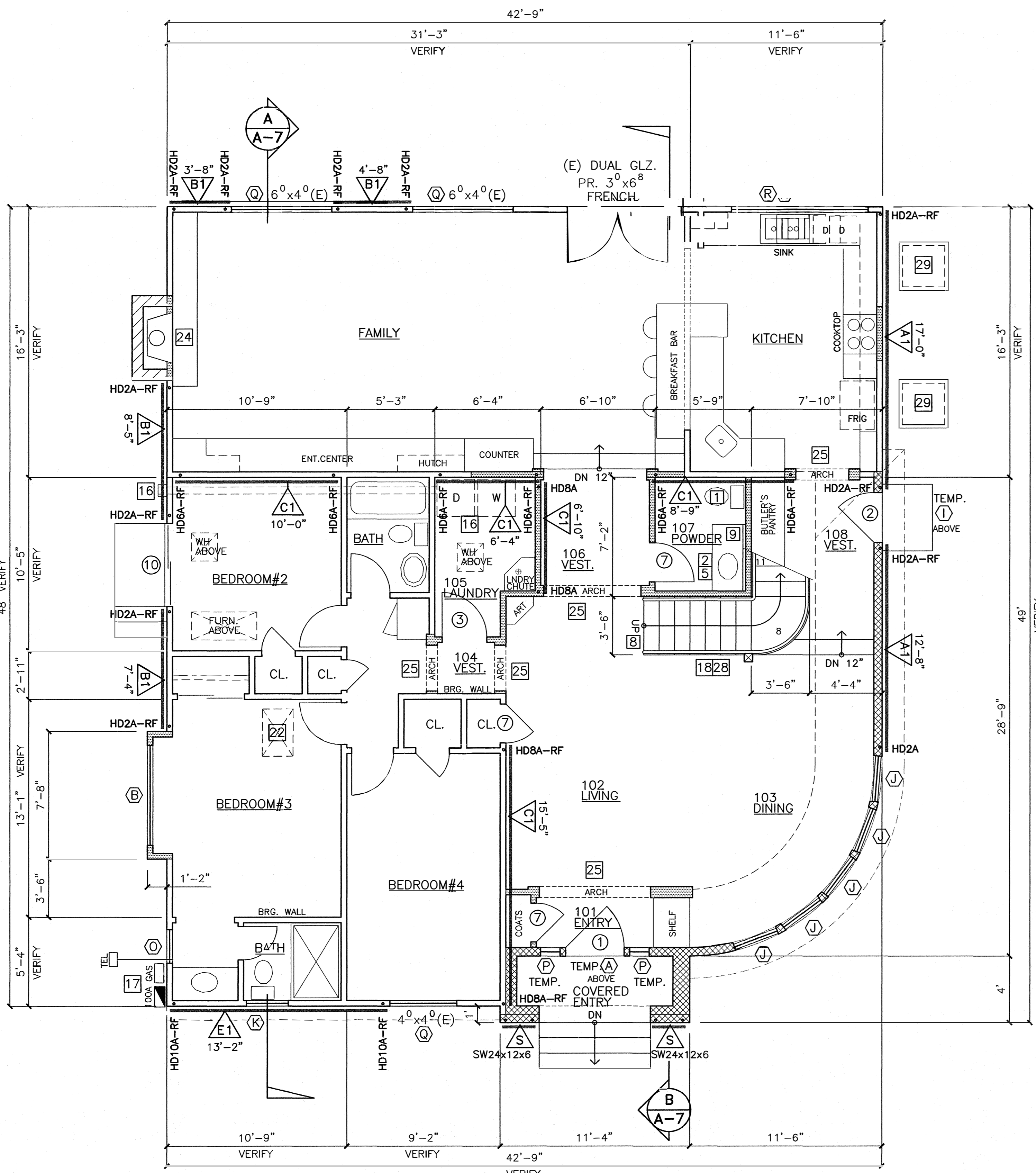
- 1 KOHLER ELONGATED TOILET AND MATCHING SEAT COVER.
- 2 DROP IN KOHLER PORCELAIN SINK WITH FAUCET.
- 3 KOHLER HEAVY DUTY FLOOR MOUNTED LAUNDRY SINK AND GOOSENECK FAUCET.
- 4 NOT USED.
- 5 HARDWOOD BATH CABINET WITH SLAB GRANITE TOP WITH BULLNOSE EDGE AND INTEGRAL COVE BACKSPLASH. SEAL ALL JOINTS. COMPLY WITH CABINET NOTES SHEET A-4. PROVIDE ALL EUROPEAN HINGES AND CUSTOM PULLS TO BE APPROVED BY OWNER.
- 6 NOT USED.
- 7 NOT USED.
- 8 FRAMED WOOD STAIRS WITH (21) EQUAL RISERS OF APPROX. 7 3/8" HEIGHT, AND EQUAL TREADS OF APPROX. 11" LENGTH. VERIFY DIMENSIONS, COMPLY WITH ALL SPECIAL STAIR & HANDRAIL NOTES SHEET GN-3, AND COMPLY WITH 11/S-5, 12/S-5, 13/S-5, 14/S-5, AND SHEET LJ-1.
- 9 FULL WIDTH MIRROR WITH BEVELED EDGES. SECURE TO WALL FRAMING WITH HEAVY DUTY METAL FASTENERS TOP AND BOTTOM. MIRROR SHALL BE APPROVED BY OWNER.
- 10 CLOSET ORGANIZER SYSTEM. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF PROPOSED ORGANIZER SYSTEM CONFIGURATIONS, MATERIALS AND COLORS TO THE OWNER FOR REVIEW AND APPROVAL. INSTALL ALL COMPONENTS PER ALL MANUFACTURER'S RECOMMENDATIONS.
- 11 SINGLE SHELF AND POLE. PAINT SHELF, STAIN POLE.
- 12 DOUBLE SHELF AND POLE, PAINT SHELVES, STAIN POLES. INSTALL POLES AT APPROXIMATELY 37" AND 75" ABOVE THE FLOOR, TO BE APPROVED BY OWNER.
- 13 NOT USED.
- 14 NOT USED.
- 15 APPROVED "B" TO ACCOMMODATE 2x WALL FRAMING FROM APPLIANCE BELOW. VENT SHALL BE SIZED PER CODES AND PER APPLIANCE MANUFACTURER'S RECOMMENDATIONS. INSTALL APPROVED DBL WALL "B" VENT UP THROUGH ROOF WITH ROOF PENETRATION FLASHING SET IN MASTIC FOR WATERTIGHT SEAL. PROVIDE APPROVED VENT CAP.
- 16 INSTALL WASHER & DRYER PER CODES. PROVIDE MIN. 5" VENT DOWN INTO SPACE BELOW FLOOR JOISTS AND UNDER FLOOR THROUGH WALL TO OUTSIDE WITH PENETRATION FLASHING AND VENT CAP WITH BACKDRAFT DAMPER. DRYER VENT SHALL TERMINATE MIN. 3' FROM ANY OPENING INTO THE HOUSE. DUCT SHALL BE A MAX. OF TWO 90 DEGREE BENDS (SMOOTH METAL DUCT, NO SCREWS) AND TOTAL DUCT LENGTH SHALL NOT EXCEED MAXIMUM LENGTH RECOMMENDED BY DRYER MANUFACTURER.
- 17 INSTALL METERS AND PANELS PER CODES. SEE SHEET A-8 AND A-9.
- 18 INSTALL HANDRAIL AND GUARDRAIL PER 7/S-5, 8/S-5, & PER HANDRAIL AND GUARDRAIL NOTES SHEET GN-3 AND SHEET LJ-1.
- 19 CUSTOM FABRICATED GRANITE TILE SHOWER PAN AND ENCLOSURE. FINISH PAN AND ENCLOSURE WITH GRANITE TILE OVER 7/8" THICK FLOATED LEVEL MORTAR BASE OVER EXPANDED METAL LATH OVER TWO LAYERS HOT MOPPED WATERPROOFING SYSTEM. PROVIDE TEMPERED GLASS SHOWER DOOR. SEAL ALL JOINTS AND EDGES.
- 20 NOT USED.
- 21 PREFABRICATED "JACUZZI" BRAND OR EQUAL LUXURY TUB ON BUILT-UP WOOD PLATFORM WITH SLAB GRANITE FINISH ALL EXPOSED SURFACES. SEAL ALL JOINTS AND EDGES. (TUB IS NON-JETTED). PROVIDE SLAB GRANITE WALL FINISH TO CEILING, INCLUDING WINDOW WRAP, SILL AND TRIM.
- 22 22" x 36" ATTIC ACCESS ABOVE. ATTIC ACCESS SHALL BE LARGE ENOUGH TO ACCOMMODATE FURNACE PER PLAN, VERIFY AND COORDINATE WITH FRAMING.
- 23 "HEATILATOR" GENEVA GB4336 B-VENT GAS FIREPLACE WITH CERAMIC FIBER CAMPFIRE STYLE LOGS, REFRACTORY LINING, OPERABLE GLASS BI-FOLD DOORS AND REMOTE CONTROL, TO BE APPROVED BY OWNER. PROVIDE APPROVED DOUBLE WALL B-VENT, ROOF FLASHING, STORM COLLAR AND PIPE CAP. INSTALL ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. APPROVAL: SHALL MEET U.L. 127 AND LVTT.MH15519. NOTE: PROVIDE GRANITE FACING AND HARDWOOD MANTEL TO BE APPROVED BY OWNER. COMPLY WITH FIREPLACE NOTES SHEET A-4.
- 24 "HEATILATOR" GNTC50 TOP DIRECT VENT GAS FIREPLACE WITH CERAMIC FIBER CAMPFIRE STYLE LOGS, BRASS TRIM KIT, FAN CONTROLS, AND REMOTE CONTROL, TO BE APPROVED BY OWNER. PROVIDE APPROVED DOUBLE WALL DIRECT TOP VENT, ROOF FLASHING, STORM COLLAR AND PIPE CAP. INSTALL ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. APPROVAL: SHALL MEET U.L. 127 AND LVTT.MH15519. NOTE: PROVIDE GRANITE FACING AND HARDWOOD MANTEL TO BE APPROVED BY OWNER. COMPLY WITH FIREPLACE NOTES SHEET A-4.
- 25 BUILT-UP "ARCH" PER INTERIOR ELEVATIONS SHEET A-4.
- 26 SLIP RESISTANT EXTERIOR PORCELAIN QUARRY TILE OVER "MERCOTE" BFP BUILT-UP WATERPROOFING SYSTEM (SPECIFICALLY ENGINEERED FOR DIRECT INSTALLATION OF EXTERIOR TILE) OVER 1/2" THICK FIBERGLASS CEMENT "WONDERBOARD" OVER 3-PLY COLD APPLIED MODIFIED BITUMEN WATERPROOFING SYSTEM OVER DECK SHEATHING OVER RIPPED DECK JOISTS PER PLAN SLOPED TO PROVIDE 1/4" PER FOOT SLOPE TO DRAIN AWAY FROM HOUSE. ALL DECK WATERPROOFING SHALL BE FLASHED AT ALL EDGES AND TERMINATIONS PER WATERPROOFING MANUFACTURER'S RECOMMENDATION, SMACNA RECOMMENDATIONS, AND DECK DETAILS. SEAL ALL TILE GROUT. NOTE THAT CONTRACTOR SHALL COORDINATE ALL DECK AND WATERPROOFING WORK AND SHALL PROVIDE THE OWNER WITH A MINIMUM 15 YEAR MATERIAL AND LABOR WARRANTY AGAINST ALL DECK AND ROOF DECK LEAKS. COMPLY WITH DETAILS 1/S-6, 2/S-6, AND 4/S-6.
- 27 NOT USED.
- 28 LJ SMITH (BY MISSION MOLDING) OAK TREAD AND CARPET RUNNER SYSTEM. PROVIDE STAINED HARDWOOD HANDRAIL SECURED TO STAIR WALLS AND HARDWOOD BALUSTERS AND WROUGHT IRON PICKETS. SECURE TO GUARDRAILS WITH HEAVY DUTY HANDRAIL BRACKETS. PROVIDE 2x6 FLAT BACKER BLOCKING IN WALL FRAMING TO RECEIVE BRACKET FASTENERS. SEE DETAIL 8/S-5 AND GUARDRAIL DETAIL 7/S-5 WHERE OCCURS.
- 29 A/C CONDENSING UNIT PER SCHEMATIC PLAN AND SHEET T-24. INSTALL ON CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL MANUFACTURER'S REQUIRED CLEARANCES.
- 30 PROVIDE BUILT-UP WATERPROOFED ROOFING CRICKET ABOVE PER ELEVATION REFERENCE NOTE 15.

WALL LEGEND

- ALL WALLS SHALL COMPLY WITH THE FOLLOWING;
-  EXISTING 2x4 DOUG FIR STUDS AT 16" ON CENTER WITH 2x4 SILL PLATE (PRESSURE TREATED AGAINST CONCRETE) AND DOUBLE 2x4 TOP PLATE (CONTRACTOR FIELD VERIFY). NAIL EXISTING DBL TOP PLATES TOGETHER IN COMPLIANCE WITH DETAIL 13/S-5.
  -  NEW 2x4 DOUG FIR STUDS AT 16" ON CENTER WITH 2x4 SILL PLATE (PRESSURE TREATED AGAINST CONCRETE) AND DOUBLE 2x4 TOP PLATE (LAP SPLICES MINIMUM 48"). COMPLY WITH DETAIL 13/S-5.
  -  NEW 2x6 DOUG FIR STUDS AT 16" ON CENTER WITH 2x4 SILL PLATE (PRESSURE TREATED AGAINST CONCRETE) AND DOUBLE 2x6 TOP PLATE (LAP SPLICES MINIMUM 48"). COMPLY WITH DETAIL 13/S-5.

SHEAR WALL LEGEND AT FIRST FLOOR

-  INDICATES HOLDDOWN AT WALL ENDS TO NEW CONCRETE FOOTINGS PER PLAN. COMPLY WITH DETAIL 2/S-4 AT SLAB ON GRADE PERIMETER FOOTINGS, DETAIL 6/S-4 AT RAISED FLOOR PERIMETER FOOTINGS, AND DETAIL 10/S-4 AT RAISED FLOOR INTERIOR FOOTINGS.
-  SHEAR WALL PER SHEAR WALL SCHEDULE SEE SHEET GN-3. PROVIDE MINIMUM LENGTH AS INDICATED. COMPLY WITH DETAIL 17/S-4.
-  HD2A-RF INDICATES RETRO-FIT HOLDDOWN PER RETRO-FIT HOLDDOWN NOTES ON FOUNDATION PLAN. COMPLY WITH DETAIL 4/S-4 AT EXISTING SLAB ON GRADE PERIMETER FOOTINGS, AND DETAIL 7/S-4 AT EXISTING RAISED WOOD FLOOR PERIMETER FOOTINGS.



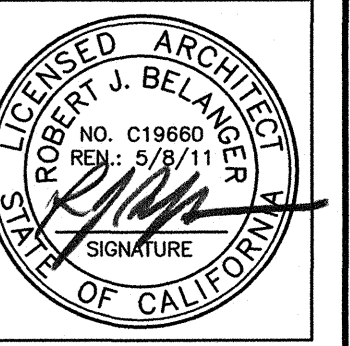
NEW WORK 1st FLOOR PLAN

1/4" = 1'-0"



REVISIONS	BY

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THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED ABOVE BY THE ARCHITECT, AND APPROVED BY THE OWNER, AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMPS AND A BUILDING PERMIT HAS BEEN OBTAINED.

- ALL FIXTURES, CABINETS, APPLIANCES, COLORS, AND TEXTURES ARE TO BE APPROVED BY OWNER PRIOR TO ORDERING MATERIALS. SEE NOTES SHEET A-4.
- NOTE: PROVIDE 2x6 FLAT BACKER/BLOCKING FOR ALL STAIR HANDRAILS, AND IN BATHROOMS FOR TOWEL BARS AND TOILET PAPER DISPENSERS, TO BE LOCATED AS APPROVED BY OWNER.
- NOTE: FRAME WALLS WITH ALL POSTS INDICATED ON FRAMING AND FOUNDATION PLANS, TYPICAL.

CONTRACTOR SHALL PROVIDE AND INSTALL ALL KITCHEN, BATHROOM, LAUNDRY, WET BAR AND OTHER CABINETS, COUNTERTOPS, FIXTURES, AND APPLIANCES PER ALL NOTES SHEET A-4. ALL ITEMS SHALL BE APPROVED BY OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR SHALL REVIEW AND CONSIDER ENTIRE FRAMING SYSTEM AS INDICATED ON THE PLANS WITH RESPECT TO INSTALLING PLUMBING WASTE/SEWER PIPES AND VENT PIPES PER CODES IN SUPPORT OF ALL PLUMBING FIXTURES. CONTRACTOR SHALL TAKE ADEQUATE MEASURES INCLUDING LOCATION AND INSTALLATION OF WASTE/SEWER LINES PRIOR TO FRAMING IN ORDER TO INSURE PLUMBING WASTE & VENT PIPES CAN BE INSTALLED WITHOUT CONFLICT WITH THE FRAMING SYSTEM AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLUMBING SYSTEM AND FRAMING SYSTEM PRIOR TO ANY WORK OR ORDERING MATERIALS.

DRAWN:	RB
CHECKED:	
DATE:	
SCALE:	SHOWN
SHEET	
	A-2
OF	SHEETS