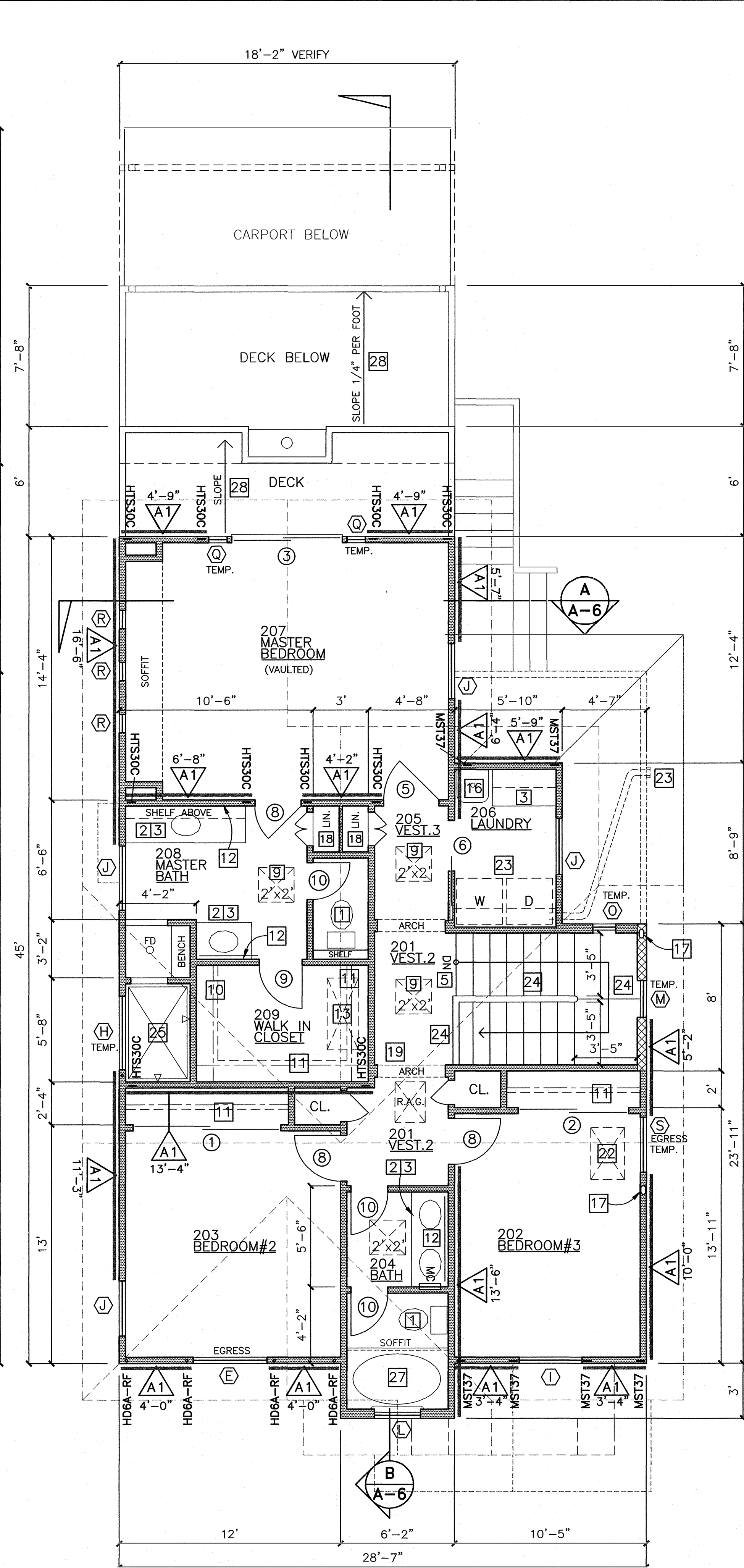
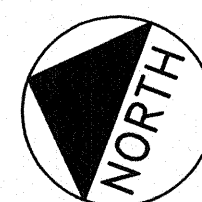


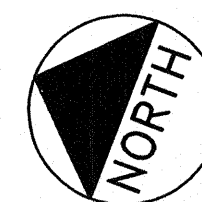
NEW WORK 1st FLOOR PLAN

1/4" = 1'-0"



NEW WORK 2ND FLOOR PLAN

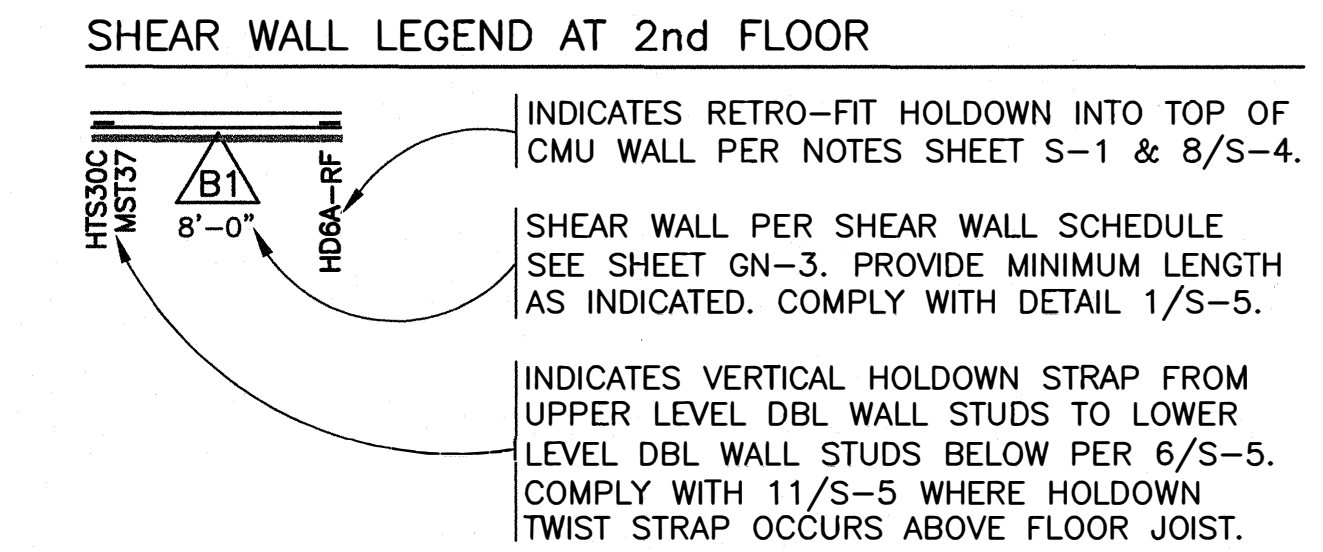
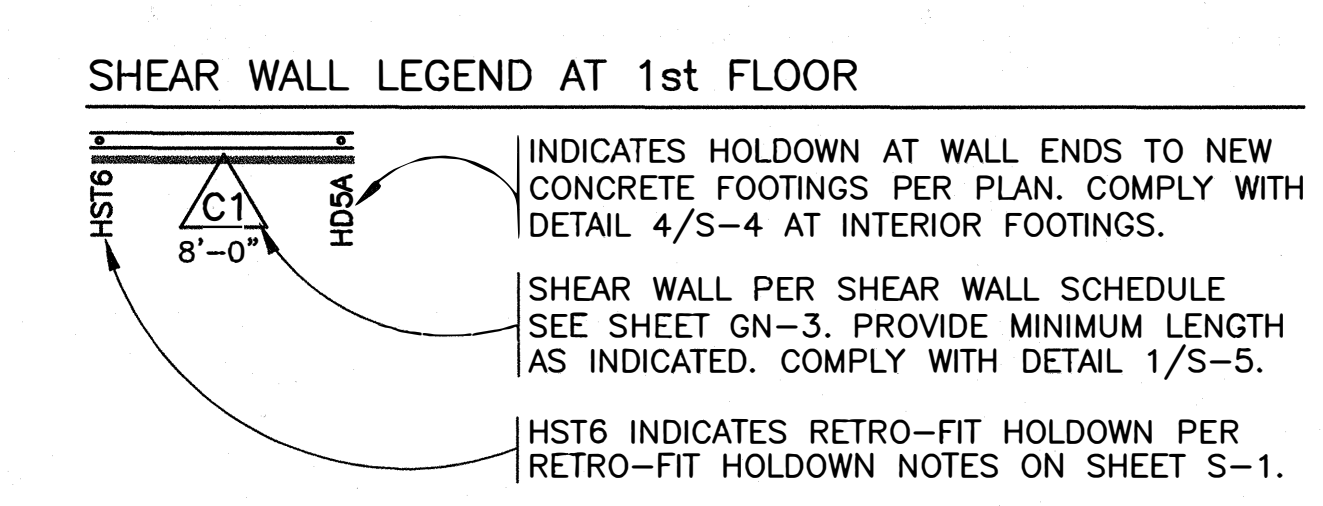
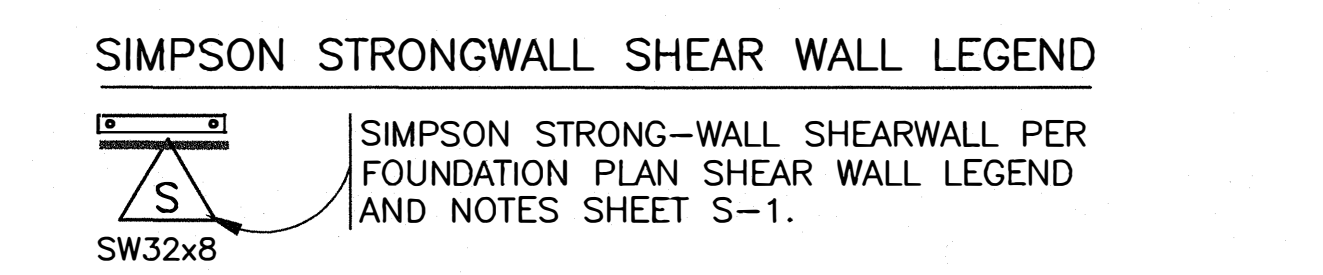
1/4" = 1'-0"



NEW WORK FLOOR PLAN REFERENCE NOTES

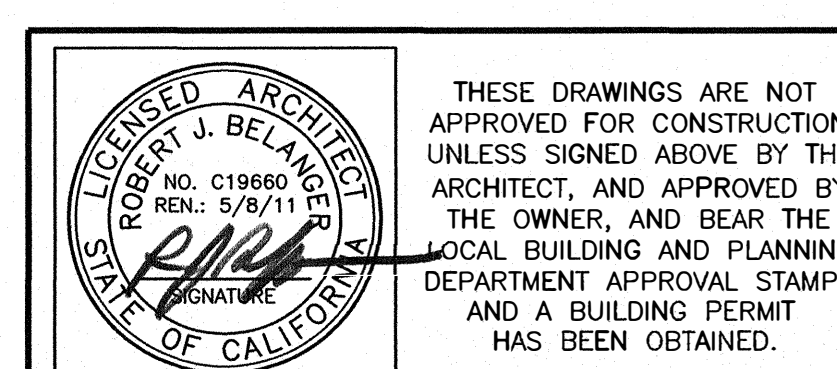
- 1 KOHLER ELONGATED TOILET AND MATCHING SEAT COVER.
- 2 NEW KOHLER PORCELAIN PEDESTAL SINK WITH FAUCET.
- 3 CUSTOM HARDWOOD BATH CABINET WITH "CORIAN" TOP WITH INTEGRAL BULLNOSE EDGE AND COVE BACKSPLASH. (PROVIDE SOLID GRANITE TOP AT MASTER BATH). ALL CABINETS WITH EUROPEAN ADJUSTABLE HINGES. COMPLY WITH ALL NOTES SHEET A-3.
- 4 CUSTOM HARDWOOD KITCHEN BASE AND UPPER CABINETS WITH GRANITE COUNTERTOPS WITH INTEGRAL BULLNOSE EDGE AND COVE BACKSPLASH. PROVIDE ALL CABINETS WITH EUROPEAN ADJUSTABLE HINGES. ALL BASE CABINETS SHALL HAVE PULL-OUT DRAWERS. SEE SHEET A-3. PROVIDE AND INSTALL ALL CABINETS, COUNTERTOPS, AND APPLIANCES AS APPROVED BY OWNER AND PER KITCHEN DESIGN BY STUART RADER SHEET K-1.
- 5 WOOD FRAMED INTERIOR STAIR WITH (16) EQUAL RISERS OF APPROX. 7" HEIGHT, AND EQUAL TREADS OF APPROX. 11" LENGTH. VERIFY DIMENSIONS. SEE SPECIAL STAIR AND HANDRAIL NOTES SHEET GN-3, AND 8/S-6, 9/S-6, 10/S-6, 11/S-6. COMPLY WITH SHEET LJ-1.
- 6 WOOD FRAMED EXTERIOR STAIR WITH (3) EQUAL RISERS OF APPROX. 7" HEIGHT, AND EQUAL TREADS OF APPROX. 11" LENGTH. VERIFY DIMENSIONS. SEE SPECIAL STAIR AND HANDRAIL NOTES SHEET GN-3, COMPLY WITH DETAILS 7/S-6, 8/S-6.
- 7 WOOD FRAMED EXTERIOR STAIR WITH (7) EQUAL RISERS OF APPROX. 7" HEIGHT, AND EQUAL TREADS OF APPROX. 11" LENGTH. VERIFY DIMENSIONS. SEE SPECIAL STAIR AND HANDRAIL NOTES SHEET GN-3, COMPLY WITH DETAILS 7/S-6, 8/S-6.
- 8 CONCRETE EXTERIOR STEPS WITH (3) EQUAL RISERS OF APPROX. 7" HEIGHT, AND EQUAL TREADS OF APPROX. 11" LENGTH. VERIFY DIMENSIONS. SEE SPECIAL STAIR AND HANDRAIL NOTES SHEET GN-3.
- 9 "VELUX" CURB MOUNT "ROOF WINDOW" SKYLIGHT, I.C.B.O. #NER 216 WITH TEMPERED, LOW E, ARGON GAS FILLED DUAL GLAZING. INSTALL WITH COMPLETE "VELUX" FLASHING SYSTEM. INSTALL ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. SIZE PER PLAN AND COORDINATE WITH TRUSS LOCATIONS. FRAME SKYLIGHT OPENING PER DETAIL 14/S-5.
- 10 SINGLE SHELF AND POLE. PAINT SHELF, STAIN POLE.
- 11 DOUBLE SHELF AND POLE, PAINT SHELVES, STAIN POLES. INSTALL POLES AT APPROXIMATELY 37" AND 75" ABOVE THE FLOOR, TO BE APPROVED BY OWNER.
- 12 FULL WIDTH MIRROR WITH BEVELED EDGES. SECURE TO WALL FRAMING WITH HEAVY DUTY METAL FASTENERS TOP AND BOTTOM. MIRROR SHALL BE APPROVED BY OWNER.
- 13 NEW HORIZONTAL GAS FURNACE IN ATTIC ABOVE PER SCHEMATIC PLAN, WITH APPROVED "B" VENT UP THROUGH ROOF WITH ROOF PENETRATION FLASHING SET IN MASTIC FOR WATERTIGHT SEAL. PROVIDE APPROVED VENT CAP. COMPLY WITH SCHEMATIC PLAN REQUIREMENTS.
- 14 NEW HORIZONTAL GAS FURNACE IN CRAWL SPACE PER SCHEMATIC PLAN, WITH APPROVED "B" VENT UP THROUGH ROOF WITH ROOF PENETRATION FLASHING SET IN MASTIC FOR WATERTIGHT SEAL. PROVIDE APPROVED VENT CAP. COMPLY WITH SCHEMATIC PLAN REQUIREMENTS.
- 15 INSTALL GAS WATER HEATER PER SCHEMATIC PLAN. SECURE TO FRAMING WITH ONE APPROVED METAL STRAP AT BOTTOM THIRD, AND ONE METAL STRAP AT TOP THIRD OF HEATER. INSTALL APPROVED DBL WALL "B" VENT UP THROUGH ROOF WITH ROOF PENETRATION FLASHING SET IN MASTIC FOR WATERTIGHT SEAL. PROVIDE APPROVED VENT CAP. PROVIDE P.T. DISCHARGE LINE TO OUTSIDE. INSULATE ALL HOT WATER PIPES WITH PIPE WRAP INSULATION, TYPICAL.
- 16 KOHLER KITCHEN MOUNTED LAUNDRY TUB SINK AND FAUCET.
- 17 APPROVED DBL WALL "B" VENT FROM FURNACE OR WATER HEATER BELOW. VENT SHALL BE APPROVED FOR INSTALLATION IN 2x4 WALL STUD FRAMING.
- 18 BUILT-IN ADJUSTABLE PAINTED SHELVES AT APPROX. 18" O.C. TO BE APPROVED BY OWNER. COMPLY WITH CABINET NOTES SHEET A-3.
- 19 BUILT-UP DECORATIVE ARCHED OPENING PER TYPICAL ARCH INTERIOR ELEVATIONS AND NOTES SHEET A-3.
- 20 PROVIDE KOHLER KITCHEN SINK & FAUCET, TO BE APPROVED BY OWNER.
- 21 PROVIDE NEW 200A ELECTRIC PANEL PER SCHEMATIC DRAWINGS. CONTRACTOR SHALL CHECK ELECTRIC PANEL POWER DISTRIBUTION, BREAKERS AND CIRCUITS. RE-WIRE CIRCUITS AND PROVIDE BREAKERS TO PROVIDE PROPER ELECTRICAL POWER DISTRIBUTION PER CODES.
- 22 22" x 34" ATTIC ACCESS PANEL. ACCESS SHALL BE LARGE ENOUGH TO ACCOMMODATE FURNACE PER PLAN, AND SHALL HAVE MINIMUM 30 INCHES OF CLEAR HEADROOM. CONTRACTOR SHALL FIELD VERIFY LOCATION AND REQUIRED CLEARANCES PRIOR TO ANY WORK OR ORDERING MATERIALS.
- 23 INSTALL WASHER & DRYER PER CODES. PROVIDE APPROVED METAL DRYER VENT CAP WITH BACKDRAFT DAMPER. EXTEND DRYER VENT DUCT DOWN INTO AND THROUGH ATTIC SPACE THROUGH EAVE VENT TO OUTSIDE. MAINTAIN MIN. 36" CLEAR FROM VENT TO ANY OPENING INTO HOUSE PER CODES.
- 24 L.J. SMITH GUARDRAIL, STAIR RAIL, HANDRAIL & TREAD SYSTEM BY MISSION MOLDING. PROVIDE L.J. SMITH OAK HANDRAIL, NEWEL POSTS, TREAD EDGING, WROUGHT IRON PICKETS, AND ASSOCIATED COMPONENTS AND FASTENERS. INSTALL ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND INFORMATION AND DETAILS SHEET LJ-1. COMPLY WITH NOTES SHEET GN-3. SECURE HANDRAILS AND GUARDRAILS TO STAIR WALLS WITH HEAVY DUTY HANDRAIL BRACKETS. PROVIDE 2x6 FLAT BACKER BLOCKING IN WALL FRAMING TO RECEIVE BRACKET FASTENERS. SEE DETAIL 10/S-6 AND 11/S-6 WHERE OCCURS.
- 25 CUSTOM FABRICATED CERAMIC TILE SHOWER PAN AND SURROUND. FINISH PAN AND SURROUND WITH CERAMIC 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 AND ENCLOSURE. SEAL ALL JOINTS AND EDGES.
- 26 CAST IRON TUB WITH CERAMIC TILE SURROUND OVER TILE BACKER BOARD OVER MODIFIED BITUMEN WATERPROOFING SYSTEM. SEAL ALL TILE GROUT. PROVIDE TEMPERED GLASS TUB/SHOWER DOORS.
- 27 PRE-FABRICATED JACUZZI ACRYLIC/FIBERGLASS OVAL TUB WITH CERAMIC TILE SURROUND OVER TILE BACKER BOARD OVER MODIFIED BITUMEN WATERPROOFING SYSTEM. SEAL ALL TILE GROUT. PROVIDE TEMPERED GLASS TUB/SHOWER DOORS.
- 28 DECK TO SLOPE AWAY FROM HOUSE TO DRAIN AT 1/4" PER FOOT, TYPICAL. FINISH DECK SURFACES AND FLANGES WITH "DEX-O-TEX" WATERPROOF DECK COATING SYSTEM. INSTALL DECK SHEATHING, FLASHING, WATERPROOFING SYSTEM AND ALL COMPONENTS PER "DEX-O-TEX" RECOMMENDATIONS. COMPLY WITH 1/S-6, 2/S-6, AND 3/S-6.
- 29 CUSTOM BUILT-IN DESK TO BE APPROVED BY OWNER. SEE SHEET A-3.
- 30 PAINT GRADE ADJUSTABLE BOOK SHELVES AT APPROXIMATELY 18" O.C. TO BE APPROVED BY OWNER. SEE NOTES SHEET A-3.

- 31 "HEATILATOR" CLASSIC DV MAXUS MAX60 GAS FIREPLACE WITH CERAMIC FIBER CAMPFIRE STYLE LOGS, REFRACTORY LINING, REMOTE CONTROL, FAN KIT AND BRASS TRIM. FIREPLACE AND FRONT FACE TO BE APPROVED BY OWNER. PROVIDE APPROVED TOP DIRECT VENT, ROOF FLASHING, STORM COLLAR AND APPROVED PIPE CAP. INSTALL ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. APPROVAL: SHALL MEET U.L. 127. NOTE: ALSO PROVIDE GRANITE FACING AND HARDWOOD MANTEL TO BE APPROVED BY OWNER. SEE INTERIOR ELEVATIONS AND COMPLY WITH FIREPLACE NOTES SHEET A-3.
- 32 WOOD FRAMED INTERIOR STAIR WITH (4) EQUAL RISERS OF APPROX. 6" HEIGHT, AND EQUAL TREADS OF APPROX. 11" LENGTH. VERIFY DIMENSIONS. SEE SPECIAL STAIR AND HANDRAIL NOTES SHEET GN-3, AND 8/S-6, 9/S-6, 10/S-6, 11/S-6. COMPLY WITH SHEET LJ-1.
- 33 BUILT-IN HARDWOOD WINDOW SEAT WITH PIANO HINGE AND HARDWOOD STORAGE CABINET TO BE APPROVED BY OWNER. SEE NOTES SHEET A-3.
- 34 WATER SOFTENING SYSTEM TO BE APPROVED BY OWNER. INSTALL PER CODES.
- 35 PROVIDED THIS DOOR WITH A "DOGGIE DOOR" TO BE APPROVED BY OWNER. (CUSTOM FABRICATE SPECIAL DOOR TO BE APPROVED BY OWNER).



SPECIAL FRAMING NOTE:
ALL SHEAR WALLS EXCEPT A1 AND B1 REQUIRE 3x P.T. SILL PLATES TYPICAL, AND 3x STUDS AT ALL PLYWOOD JOINTS PER SHEAR WALL SCHEDULE SH. GN-3. MAINTAIN REQUIRED ANCHOR BOLT AND HOLDOWN EMBEDMENT DEPTH.

- WALL LEGEND**
- 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 2/S-5.
 - NEW 2x6 BALLOON FRAME D.F. STUDS AT 16" ON CENTER WITH 2x6 SILL PLATE (PRESSURE TREATED AGAINST CONCRETE) AND DOUBLE 2x6 TOP PLATE (LAP SPLICES MINIMUM 48"). COMPLY WITH DETAIL 2/S-5.
 - EXISTING 8" WIDE SOLID GROUTED CMU WALL WITH MINIMUM #4 BARS AT 24" O.C. VERTICAL AND MINIMUM #4 BARS AT 48" O.C. HORIZONTAL TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY WORK OR ORDERING MATERIALS. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES. COMPLY WITH DETAIL 6/S-4.
 - NEW CMU INFILL WALL: 8" WIDE CMU UNITS (SIZE AND TEXTURE AND JOINT LAP SHALL EXACTLY MATCH EXISTING). CMU INFILL SHALL BE SOLID GROUTED WITH #5 BARS AT 16" HORIZONTAL AND VERTICAL AND DOWELED INTO EXISTING CMU WALLS AND CONCRETE FOOTINGS WITH 6" EMBEDMENT IN SIMPSON "ET" EPOXY TYPICAL. (CBO ER-4945). INFILL CMU SHALL FLUSH & MATCH EXISTING CMU. NEW GROUT SHALL MATCH EXISTING GROUT. SEAL ALL GROUT.



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.

DATE:
SCALE: SHOWN
SHEET
A-2
OF SHEETS