



- NOTES:**
- 1) ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 C.R.C., C.B.C., C.M.C., C.P.C. & C.E.C. USE 2013 TITLE 24 ENERGY CODES, PLUS ALL LOCAL GOVERNING CODES.
 - 2) ALL WALL FRAME TO BE DOUGLAS FIR-LARCH GRADED 2"x4" STUDS @ 16" O.C. (Unless Noted Otherwise) REFER TO SYMBOL LEGEND.
 - 3) PLATE HEIGHT TO BE 10'-0" AT LOWER, 9'-0" AT UPPER (UNO.)
 - 4) ALL OPENING HEADERS TO BE DOUGLAS FIR-LARCH #2 OR BETTER (UNO.) HEADERS MORE THAN 48" LONG TO HAVE DBL. CRIPPLE STUDS AT EACH END.
 - 5) PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE AT EXTERIOR HOSEBBS.
 - 6) PROVIDE 1" AIR GAP FITTING AT DISHWASHER & DISPOSAL.
 - 7) INSULATION: WALLS= R-13 W/ 1" FOAM BRD., CEILING= R-38 PROVIDE RADIANT BARRIER.
 - 8) ALL RAILING TO BE WROUGHT IRON, 36" HIGH AT STAIRS AND 42" HIGH AT LEVEL/LANDING AREAS. MAXIMUM SPACING OF 4" O.C. OWNER TO VERIFY DESIGN.
 - 9) STAIRWELL, INCLUDED IN MAIN FLOOR SQ. FOOTAGE CALC.S. ONLY.
 - 10) PROVIDE 5/8" 1 HR. FR. TYPE "X" GYP. BRD. UNDER STAIRWELL AT WALLS & SOFFIT.
 - 11) THERMOSTATIC MIXING VALVES REQUIRED ON ALL SHOWER & TUB COMBINATIONS.
 - 12) PROVIDE SMOOTH, HARD, NON-ABSORBANT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HGT. OF 72" ABOVE DRAIN INLET AT ALL TUBS & SHOWERS.
 - 13) ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE & LIVING AREA SHALL BE 26 GA. MIN.
 - 14) PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACKDRAFT DAMPER.
 - 15) ALL WATER CLOSETS TO HAVE MAXIMUM 128 GALLONS PER FLUSH. WATER CLOSETS TO HAVE A MIN. 30" WIDE CLR. SPACE EXTENDING AT LEAST 24" IN FRONT OF STOOL.
 - 16) ALL STAIR HANDRAILS SHALL HAVE A 1 1/2" - 2" GRIP-PABLE CROSS SECTION & NO SHARP CORNERS.
 - 17) SIMPSON BRAND HARDWARE MAY BE SUBSTITUTED, AN ALTERNATE MAY BE USED WITH EQUAL SPECIFICATIONS.
 - 18) COMBUSTIBLE AIR VENTS ARE REQUIRED WITHIN 12" OF THE TOP & BOTTOM OF ENCLOSURES WITH FUEL BURNING APPLIANCES. VENTS SHALL HAVE 1/4" MESH SCREENS. NON-BUSTIBLE VENTS OPEN TO THE ATTIC NEED TO BE PROVIDED WITH A NON-COMBUSTIBLE SLEEVE WHICH EXTENDS 6" ABOVE THE CEILING JOISTS AND INSULATION AND ARE NOT TO BE EQUIPPED WITH SCREENS.
 - 19) ALL ROUGH PLUMBING FOR HOT AND COLD RUNS TO USE VANGAARD PEX SYSTEMS OR EQUAL IN LIEU OF COPPER.
 - 20) PROVIDE PULL OUT SHELVES AT LOWER CABINETS IN KITCHEN. VERIFY W/ OWNER.
 - 21) ALL INTERIOR DOORS TO BE SOLID CORE. OWNER TO VERIFY STYLE.
 - 22) ALL INTERIOR WALLS TO BE IMPERFECT SMOOTH TEXTURE.
 - 23) REFER TO STRUCTURAL FLOOR SHEETS FOR NOTES NOT FOUND HERE.
 - 24) THE SHOWER/TUB WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE DRAIN INLET. C.R.C. R307.2 & C.P.C. 417
 - 25) THE BASE FOR ADHESIVE APPLICATION OF WALL TILE OR OTHER NONABSORBENT FINISH MATERIAL IN TUB & SHOWER AREAS SHALL COMPLY WITH ASTM C 1178, C 1278 OR C 1398. USE OF WATER RESISTANT GYP. BOARD IS PERMITTED ON CEILING WITH FRAMING O.C. 12" FOR 1/2" THICK & 16" O.C. FOR 5/8" THICK. WATER RESISTANT GYP. BOARD SHALL NOT BE USED OVER A CLASS 1 OR 1 VAPOR BARRIER IN TUB OR SHOWER COMPARTMENTS. C.R.C. R702.3.8.
 - 26) FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1178, C 1288, C 1278 OR C 1325 INSTALLED PER MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL & CEILING CERAMIC TILE IN TUB & SHAOWERS AREAS. C.R.C. R702.4.2.

SQUARE FOOTAGE	
LOWER FLOOR AREA=	2,621 Sq. Ft.
UPPER FLOOR AREA=	1,454 Sq. Ft.
TOTAL FLOOR AREA=	4,075 Sq. Ft.
GARAGE/SHOP AREA=	1,158 Sq. Ft.
COVRD. PORCH AREA=	59 Sq. Ft.
COVRD. PATIO AREA=	455 Sq. Ft.

DATE:	6-25-14
DRAWN:	djp
SCALE:	1/4" = 1'-0"
JOB#:	14-723
SHEET:	A1

PROJECT: NEW CONSTRUCTION	OWNER: SCOTT & YVETTE GORDON
ADDRESS: PALM DRIVE	ADDRESS: 6435 ORANGEHILL LANE
CITY: COUNTY OF SACRAMENTO, CA.	CITY: CARMICHAEL, CA.
PHONE: 273-0400-003-0000	PHONE: 95808

DESIGNER:	d. i. potts drafting services
ENGINEER:	Paulo Ibanez P.E.
ADDRESS:	7227 Main Ave.
PHONE:	95662
OFFICE:	Off./Fax (916) 988-7368