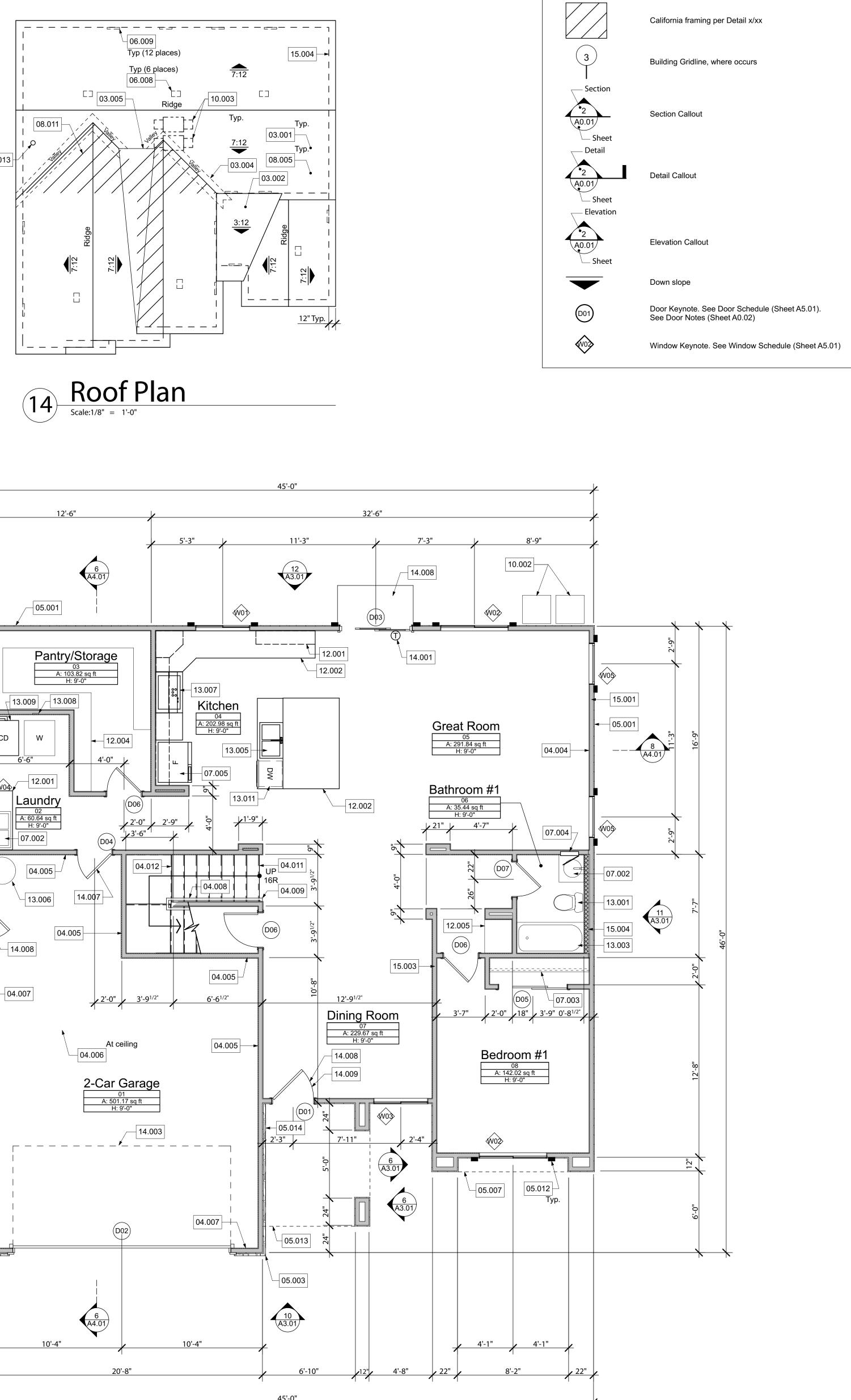
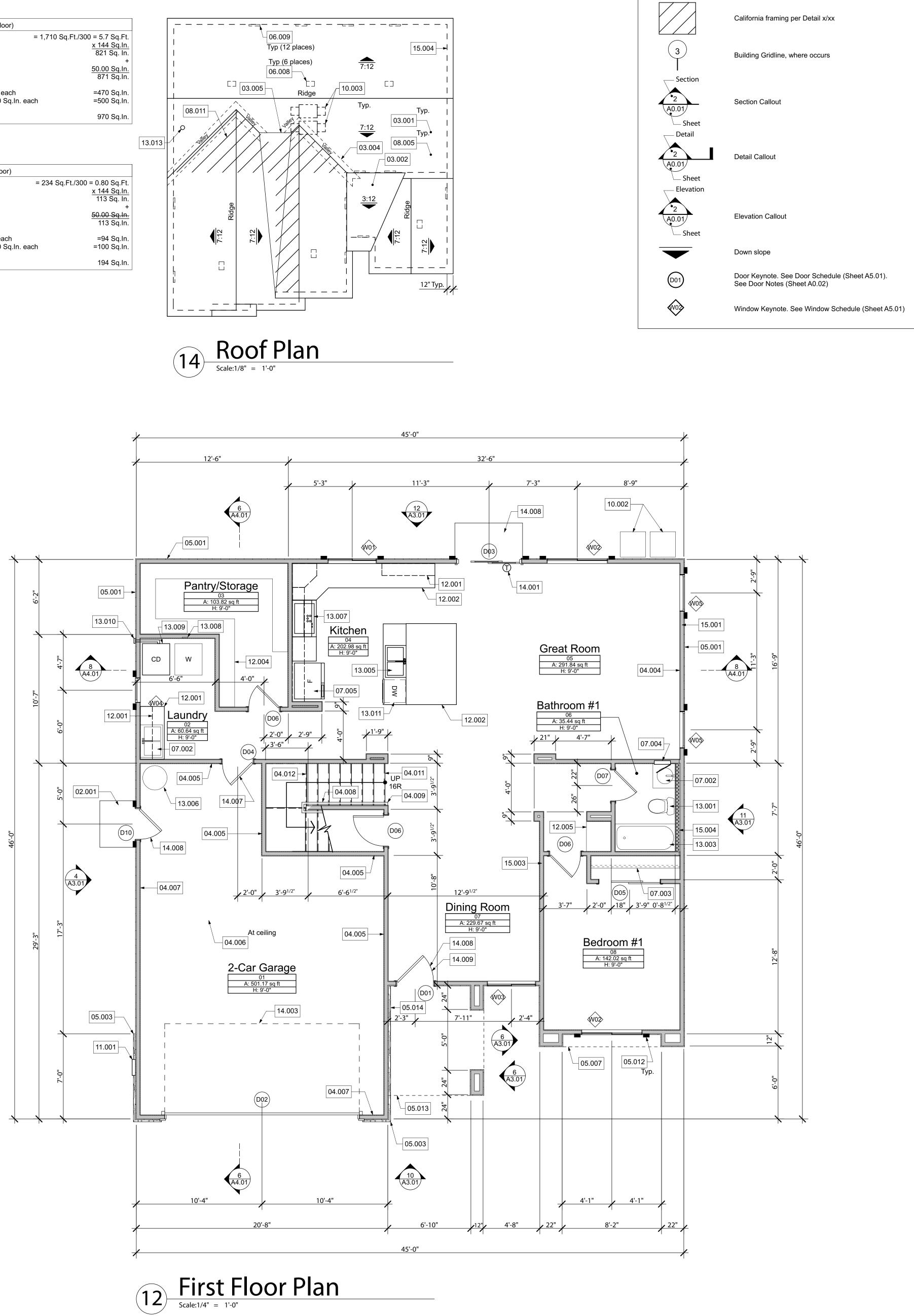
Attic Ventilation Summary (2nd Floor)	
Total ventilated attic area=	= 1,710 Sq.Ft./300 = 5.7 Sq.Ft.
	x 144 Sq.In.
Sub-total ventilation required	821 Sq. In.
100,000 BTUH input attic FAU	+
(1 Sq.In. per 4,000 BTUH / 2)	50.00 Sq.In.
Total ventilation required:	871 Sq.In.
(10) 22"x3" eave vents at 47 Sq.In. each	=470 Sq.In.
(5) O'Hagin cloaked vent tile @ 100 Sq.In. ea	ch =500 Sq.In.
Total ventilation provided	970 Sq.In.

Attic Ventilation Summary (1st Floor)	
Total ventilated attic area=	= 234 Sq.Ft./300 = 0.80 Sq.Ft.
	x 144 Sq.In.
Sub-total ventilation required	113 Sq. In.
100,000 BTUH input attic FAU	. +
(1 Sq.In. per 4,000 BTUH / 2)	50.00 Sg.In.
Total ventilation required:	113 Sq.In.
(2) 22"x3" eave vents at 47 Sq.In. each	=94 Sq.In.
(1) O'Hagin cloaked vent tile @ 100 Sq.In. ea	
Total ventilation provided	194 Sq.In.





Plan Legend

Floor Plan Keynotes (cont.)

14 Doors & Windows		
14.001	"T" indicates "tempered glass"	
14.003	16'x7' 2-Car Sectional Garage Door. See Door Schedule	
14.007	Garage entry doors into dwelling area shall be self-closing and self-latching. Same doors shall be minimum 1 3/8" minimum thick solid wood or honeycomb core steel . Same doors shall be gasketed or made substantially airtight with weather- stripping	
14.008	Exterior entry doors shall be equipped w/ single cylinder deadbolt lock.	
14.009	Front exterior entry doors shall have a wide angle (180°) door viewer installed	
15 Walls		
15.001	2x4 DF#2 exterior stud wall at 16" OC w/ $^{7}/_{8}$ " exterior cement plaster with woven wire welded fabric lath over building paper. Provide (2) layers of Grade "D" paper over all plywood shear panel. Use high rib lath at horizontal applications. See Finish	
	Plan for Color. 1/2" gypsum wallboard with 7d cooler nails at 6" OC edges, 12" OC field.	
15.003	2x4 DF#2 interior stud wall at 16" OC w/ 1/2" gypsum wallboard with 7d cooler nails at 6" OC edges, 12" OC field.	
15.004	Plumbing wall. Do not install plumbing in adjacent shear walls	

Roof Plan Keynotes

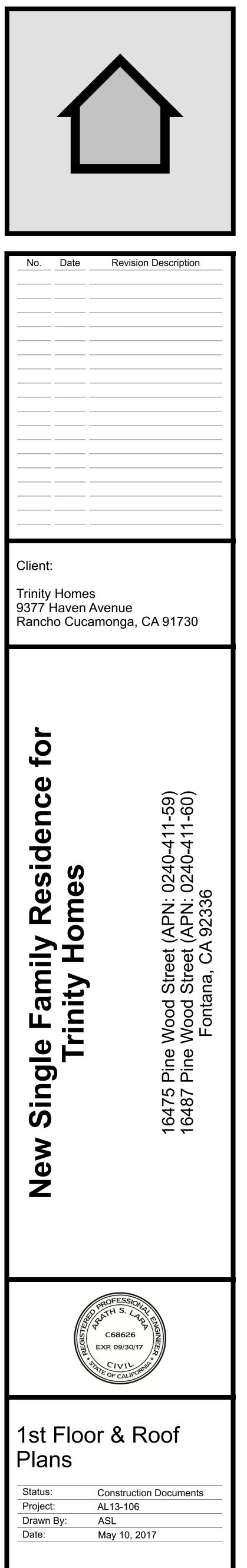
03 Roof		
03.001	Roof tile. Install per manufacturers specifications for high wind	
	conditions. Install (1) layer #30 asphalt saturated felt below	
02.002	roof tile. See Finish Plan, Sheet A5.01.	
03.002	Hot mopped roof under concrete roof tile where roof slope is less than 4:12 roof pitch	
03.004	24" wide x 26 GA galvanized valley metal flashing with 1" high	
	splash diverter rib at center flow line	
03.005	24 GA galvanized sheet metal cricket on solid plywood	
	sheathing. Minimum 1/4" per foot slope.	
06 Moisture	/Thermal/Ventilation	
06.008	O'Hagin Cloaked Model "S" Vent (NVFA= 97.5 Sq.In)	
06.009	22"x3" eave vents (NVFA=47 Sq.In.)	
08 Wood Framing		
08.005	15/32" APA rated OSB w/ 32/16 span rated,with exterior glue,	
00.000	foil-faced roof sheathing. Sheathing to be "Thermostat OSB	
	Radiant Barrier Sheathing" by Georgia-Pacific, or approved	
	equal, foil side down. Lay perpendicular with rafters and nail	
	with 8d common nails 6" edges/boundary and 12" OC field.	
08.011	Provide foil-faced sheathing at all vertical walls at gable ends. "California Framing" over solid plywood roof sheathing. 2x6	
00.011	DF#2 or better rafters at 24" OC (10'-0" max span) over 2x6	
	DF#2 or better sleeper. 2x8 DF#2 ridge board, if required.	
	Provide (3) 16d common nails from rafter to sleeper and from	
	sleeper to roof diaphragm below. Provide minimum 2x4 solid	
	blocking to roof diaphragm below to receive nailing from	
	sleeper nailing above.	
10 HVAC		
10.003	5 ton horizontal FAU with cooling coil. Set on plywood plat	
	form with 10" minimum insulation below. Provide 4" diameter	
	"B" vent to outside air. Provide watertight galvanized pan with 3/4" PVC condensation line to drain and secondary 3/4" PVC	
	overflow to drain above window. See Mechanical Plans, Sheet	
	M1.02.	
12 Dlumbing		
13 Plumbing 13.013	4" diameter "B" vent vertically through roof from 2x6 plumbing	
	wall below per Vent Termination detail 15/A7.01	
15 Walls		
15.004	Exterior wall perimeter	

Floor Plan Notes

Dimensions indicated on plans are to be to the face of framing, unless noted otherwise (UNO)

Floor Plan Keynotes

02 Site Wor 02.001	*k 3 1/2" thick concrete slab on grade with medium broom finish.
	Slope 1/8" per foot away from building. Provide a landing at all
	doors a minimum if 3" beyond each side of door and a minimum of 36" out from face of door.
04 Interior 1 04.004	Finish 1/2" gypsum wallboard w/ 6d cooler nails at 6" OC to all studs,
04.004	plates and blocking.
04.005	Provide minimum 1/2" gypsum wallboard on garage side of walls separating garage from dwelling and attics
04.006	Provide minimum 5/8" Type X gypsum wallboard on floors/
04.007	ceilings separating garage from habitable rooms above.
04.007	Provide 1/2" gypsum wallboard on garage side of walls supporting floors/ceilings which have 5/8" Type X gypsum
	wallboard installed on the garage side.
04.008	Wood handrail with metal bracket supports at 5'-0" OC capable of supporting 200# load at any point in any direction
	on the rail (34"-38" above nosing). The handgrip portion of the
	handrail shall not be less than $1^{1}/_{4}$ " nor more than $1^{1}/_{2}$ " in the cross sectional dimension or the shape shall provide an
	equivalent gripping surface. Handrail to run continuous the full
	length of the stairway flight
04.009 04.010	Handrail termination per Detail 5/A7.01 Guardrail per Detail 12/A7.01. Guardrail to run continuous
	from wall termination to transition to handrail
04.011 04.012	Stairs at slab per Detail 9/A7.01 Stairs at landing per Detail 10/A7.01
04.012	Stairs at floor per Detail 11/A7.01
05 Exterior 05.001	7/8" Exterior cement plaster with woven wire welded fabric lath
	over building paper. Provide (2) layers of Grade "D" paper over
	all plywood shear panel. Use high rib lath at horizontal applications. See Finish Plan for Color.
05.003	Cultured Stone by Boral. Model: Country Ledgestone, Color:
	Carmel (CS-CL-Carmel), ICBO Report No. NER 358. Install
05.007	per manufacturer's specifications. Stucco soffit. Use high rib lath at all horizontal applications
05.011	Decorative trim with stucco coat at stone exterior condition per
05.012	details 3/A7.01 & 4/A7.01 Decorative trim with stucco coat without stone exterior
00.012	condition per details 7/A7.01 & 8/A7.01
05.013 05.014	Covered Porch ceiling height: 11'-0"
05.014	Doorbell 48" above concrete landing
	ces & Fixtures
07.002	Synthetic marble top, splash and end splash with China lavatory.
07.003	12" wide wood shelf and pole at +67" above finish floor with
07.004	metal support brackets at 36" OC. Recessed medicine cabinet. Top at 72" above finish floor
07.005	Refrigerator space. Provide recessed shut-off in plastic box for
	ice maker
10 HVAC	
10.002	Condensing unit. Provide polyethylene pad extending 3" min
	above grade per CMC
11 Electrica	
11.001	100 Amp recessed main panel with underground feed. Verify exact location with utility company.
11.002	Provide one extra 20'-0" long #4 bar in footing. Stub Up 8"
	above curb for UFER ground next to underground electrical
11.003	service (Verify location with utility) Three (3) 1" diameter schedule 40 gray PVC conduits
	(irrigations controller, CATV, Telephone) and one (1) conduit
	for main electrical service (verify exact size and location with utility)
11.004	Wall mounted exterior light. See Electrical Plans
11.005 11.006	Ceiling mounted exterior light. See Electrical Plans
11.000	Provide gas and water bonding to service
12 Millwork	
12.001 12.002	Line of cabinets above Built-In hardwood cabinet
12.003	Synthetic marble top, splash and end splash with China
12.004	lavatory Full height stain-grade pantry cabinet. See Interior Elevations
12.004	8'-0" high face frame linen with (5) fixed wood shelves
13 Plumbin	a
13.001	Tank type water closet. 1.6 gallons per flush maximum
13.003	60"x42" fiberglass tub. Slip joint connections are not permitted
13.005	in waste line 33"x22" double bowl self-rimming enameled steel kitchen sink
10.00-	with 1/2 HP garbage disposer
13.006	ProMax SL Power Vent Higher EF 75-Gallon Gas Water Heater, Model GPVX-75L (or approved equivalent) on 18" high
	wood platform. Provide the following
	A. R-4 pipe insulation over the first 60" of hot and cold water into tank
	B. 3/4" diameter copper line within 6" of floor from
	pressure and temperature relief valve to outside
	C. Metal strap anchorage top and bottomD. 4" diameter "B" vent to outside air
13.007	Slide-In gas cooktop with open below and microwave oven
	above with exhaust hood and 7" diameter galvanized sheet metal duct to outside air hood above
13.008	Hot and cold water shut-off in recessed plastic box for clothes
12 000	washer (clothes washer not in contract)
13.009 13.010	Clothes dryer not in contract 4" diameter sheet metal dryer exhaust vent with backdraft
	damper.14'-0" maximum run. (2) elbow maximum. Provide 2x4
13.011	enclosure with plywood cover where exposed to foot traffic. Dishwasher space



A2.01

Sheet 6