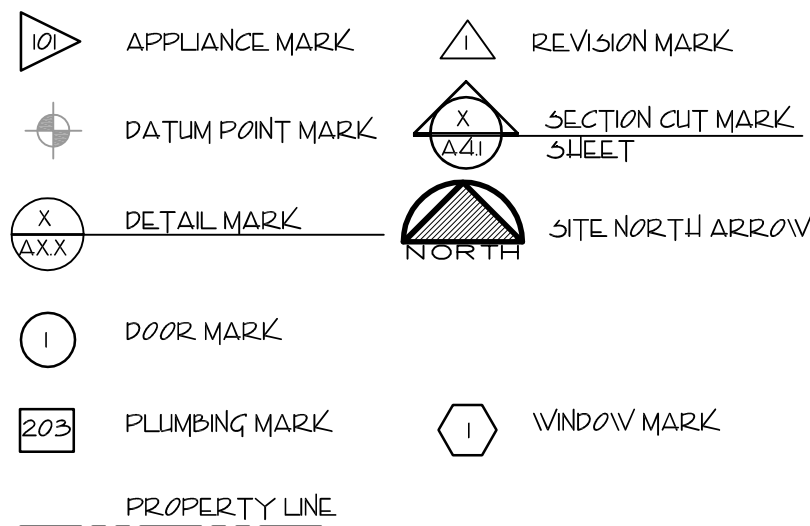


# MARTIN and DORIS SMITH

## ABBREVIATIONS

ABV	ABOVE	DL	DOUBLE HUNG	LDR	LICADDER	N	NORTH	SHT	SHEET
ADJ	ADJACENT	DS	DOWNSPOUT	LIG	LICATING	NC	NOT IN CONTRACT	SM	SIMILAR
A/C	AIR CONDITIONING	D	DRAIN	LIVAC	LICATING/VENTILATION/AR CONDITIONING	NTS	NOT TO SCALE	SC	SOLID CORE
ALT	ALTERNATE	DWG	DRAWING	LIT	LIGHT	OB	OBSCURE	S	SOUTH
AB	ANCHOR BOLT	DF	DRINKING FOUNTAIN	LIC	LHOLLOW CORE	OC	ON CENTER	SPK	SPEAKER
AD	AREA DRAIN	EF	EACH FACE	LHOR	HORIZONTAL	OPNG	OPENING	SPEC	SPECIFICATION
BRG	BEARING	EA	EACH	LB	LHOSE BIBB	OPP	OPPOSITE	SQ	SQUARE
BM	BENCH MARK	E	EAST	INCL	INCLUDE	OD	OUTSIDE DIAMETER	SF	SQUARE FOOT
BLK	BLOCK	EP	ELECTRICAL PANELBOARD	ID	INSIDE DIAMETER	O	OVER	SST	STAINLESS STEEL
BLKG	BLOCKING	EL	ELEVATION	INT	INTERIOR	OLI	OVERHEAD	STD	STANDARD
BO	BOARD	ENC	ENCLOSURE	JT	JOINT	PVMT	PAVEMENT	STA	STATION
BS	BOTTLE SIDES	EQ	EQUAL	J	JOIST	PLAS	PLASTER	SD	STORM DRAIN
BOT	BOTTOM	EOP	EQUIPMENT	KIT	KITCHEN	PL	PLATE	STR	STRUCTURAL
BLDG	BUILDING	EXCA	EXCAVATE	KO	KNOCKOUT	PG	PLATE GLASS	TEL	TELEPHONE
BUR	BUILT UP ROOFING	EXU	EXHAUST	LBL	LABEL	PLY	PLYWOOD	TV	TELEVISION
CAB	CABINET	EXG	EXCAVATE (E)	LAB	LABORATORY	PVC	POLYVINYL CHLORIDE	T&G	TONGUE AND GROOVE
CSMT	CASEMENT	EB	EXPANSION BOLT	LB	LAG BOLT	PTC	POST-TENSIONED CONCRETE	TV	TOP OF WALL
CI	CAST IRON	EXP	EXPOSED	LAM	LAMINATED	PLF	POUNDS PER LINEAL FOOT	TYP	TYPICAL
CLG	CEILING	FOS	FACE OF STUD	LAV	LAVATORY	PSF	POUNDS PER SQUARE FOOT	UNF	UNFINISHED
CEM	CEMENT	FAS	FASTEN	L	LENGTH	PSI	POUNDS PER SQUARE INCH	VB	VAPOR BARRIER
CLR	CLEAR	FIN	FINISH (ED)	LT	LIGHT	PCC	PRECAST CONCRETE	VAR	VARNISH
COL	COLUMN	FEL	FINISH FLOOR ELEVATION	LC	LIGHT CONTROL	RAD	RADIUM BATTERY LINE	VERT	VERTICAL
COMP	COMPOSITION	FEL	FINISH FLOOR LINE	LV	LIGHT WEIGHT	REF	REFERENCE	WC	WATER CLOSET
CONC	CONCRETE	FA	FIRE ALARM	LTL	LINTEL	REFR	REFRIGERATOR	WP	WATER PROOFING
CMU	CONCRETE MASONRY UNIT	FE	FIRE EXTINGUISHER	LL	LIVE LOAD	REG	REGISTER	WVF	WELDED WIRE FABRIC
CONST	CONSTRUCTION	FP	FIREPROOF	LVR	LOUVER	RE	REINFORCE (D) (ING)	W	WEST
CONT	CONTINUOUS	FLG	FLASHING	MJ	MANHOLE	RET	RETURN	W	WIDTH
CJ	CONTROL JOINT	FLR	FLOOR (ING)	MFR	MANUFACTURE (ER)	RA	RETURN AIR	WIN	WINDOW
CORR	CORRUGATED	FD	FLOOR DRAIN	MAS	MASONRY	REV	REVISION	WM	WIRE MESH
CTR	COUNTER	FLUR	FLUORESCENT	MTL	MATERIAL	ROV	RIGHT OF WAY	WD	WOOD
CS	COUNTER SINK	FS	FULL SIZE	MAX	MAXIMUM	R	RISER	WI	WROUGHT IRON
DL	DEAD LOAD	FBO	FURNISHED BY OTHERS	MC	MEDICINE CABINET	RD	ROOF DRAIN		
DEM	DEMOLISH	FUR	FURRED (ING)	MBR	MEMBER	RM	ROOM		
DTL	DETAIL	GA	Gauge, GAGE	MET	METAL	RO	ROUGH OPENING		
DIAG	DIAGONAL	GV	GALVANIZED	MIN	MINIMUM	SCN	SCREEN		
DIA	DIAMETER	GL	GLASS	MIR	MIRROR	SEC	SECTION		
DM	DIMENSION	GB	GRAB BAR	MISC	MISCELLANEOUS	SHT	SHEATHING		
DR	DOOR	GD	GRADE	NOM	NOMINAL				

## SYMBOLS



## BUILDING DATA

### DESIGN CRITERIA:

CODE: \* 2007 CALIFORNIA BUILDING CODE (BASED ON THE 2006 IBC)  
\* 2007 CALIFORNIA MECHANICAL CODE (BASED ON THE 2000 U.M.C.)  
\* 2007 CALIFORNIA PLUMBING CODE (BASED ON THE 2000 U.P.C.)  
\* 2007 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2005 N.E.C.)  
\* 2007 CALIFORNIA ENERGY STANDARDS  
\* 2007 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS)

OCCUPANCY: R-3  
SINGLE FAMILY RESIDENCE  
CONSTRUCTION CLASSIFICATION: VB  
IMPORTANCE FACTOR = 1.0

### LATERAL LOAD CRITERIA:

\* WIND 90 mph  
SURFACE ROUGHNESS= B  
\* SEISMIC DESIGN CATEGORY= D  
R= 6.5  
OCCUPANCY CATEGORY= II

### DESIGN LIVE LOADS:

\* ROOF 20 psf  
\* FLOOR 40 psf  
\* LOFT 30 psf  
\* EXTERIOR DECKS 40 psf

### SITE INFO:

AP# 121-430-63  
LAT: 37.4303  
LONG: -122.0893  
PROPERTY SIZE: 10.02 acres

SQUARE FOOTAGE		
LIVABLE:		
MAIN LEVEL	59	SF
LOWER LEVEL	485	SF
LOFT	86	SF
TOTAL	1090	SF
COVERED PORCH	245	SF
DECKS (2)	219	SF

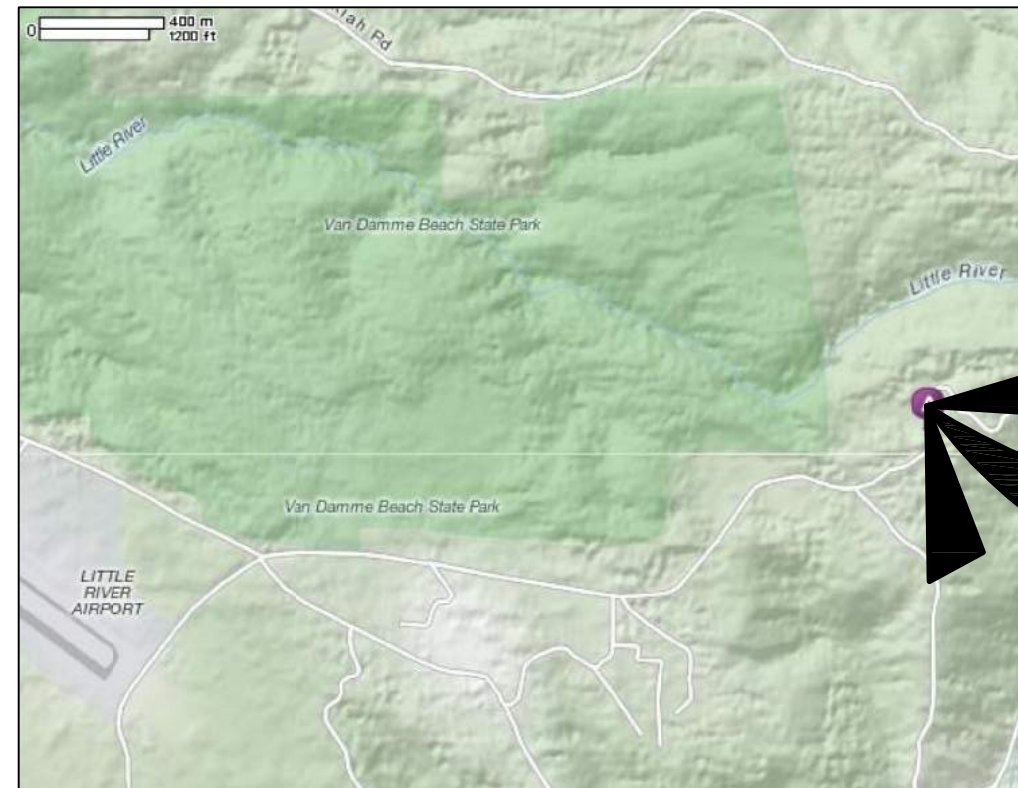
## NOTES

GENERAL:  
\* THE CONTRACTOR / BUILDER SHALL BE IN CONTROL OF THE WORK.  
\* THE OWNER OR CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS  
\* THE CONTRACTOR / BUILDER SHALL RIGIDLY ADHERE TO ALL LAWS, CODES AND ORDINANCES WHICH APPLY TO THIS WORK AND SHALL NOTIFY AND RECEIVE CLARIFICATION FROM THE OWNER IN WRITING OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND GOVERNING REGULATIONS  
\* WHENEVER OR WHEREVER A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, INDUSTRY PRACTICE, AND APPLICABLE CODES CONFLICT, THE SITUATION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND ENGINEER AND THE MOST RESTRICTIVE SHALL GOVERN  
\* ALL WORK SHALL BE ERRECTED AND INSTALLED PLUMB, LEVEL, AND TRUE, OR TRUE TO INDICATED ANGLE, IN PROPER ALIGNMENT AND RELATIONSHIP TO WORK OF OTHER TRADES. FINISH WORK SHALL BE FREE OF ANY DEFECTS.  
\* ONLY THE GENERAL LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT ARE SHOWN. THE EXACT PLACEMENT SHALL BE REVIEWED IN THE FIELD BY THE CONTRACTOR AND WORKERS TO INSURE CONFORMANCE TO APPLICABLE CODES AND SPECIFICATIONS.  
\* THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORK QUALITY, WHICH IS NOT CONSIDERED TO BE IN THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIALS OR WORK QUALITY SHALL BE REPAIRED OR REPLACED, AS DIRECTED, AT NO ADDITIONAL COST.  
\* CONSTRUCTION LOADS SHALL NOT OVERLOAD THE STRUCTURE, NOR SHALL THEY BE IN EXCESS OF THE DESIGN LOADING INDICATED ON THESE DRAWINGS.  
\* GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND REPORTING ANY DISCREPANCIES TO THE OWNER/ DESIGNER IMMEDIATELY  
\* THE BUILDER SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC.. IF ANY SUCH ITEMS ARE FOUND, THE OWNER AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY  
\* SECTIONS OR DETAILS SHOWN OR NOTED APPLY TO SIMILAR CONDITIONS ELSEWHERE NOT SPECIFICALLY SHOWN OR NOTED.  
\* BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER LOCATION.

## DRAWING INDEX

A1 COVER SHEET  
A2 FLOOR PLAN  
A3 ELEVATIONS  
A4 CROSS SECTIONS  
A5 ROOF PLAN AND DETAILS  
A6 SCHEDULES  
S1 FRAMING PLANS  
S2 DETAILS  
S3 DETAILS  
S4 DETAILS  
E1 ELECTRICAL FLOOR PLANS  
T24 TITLE 24

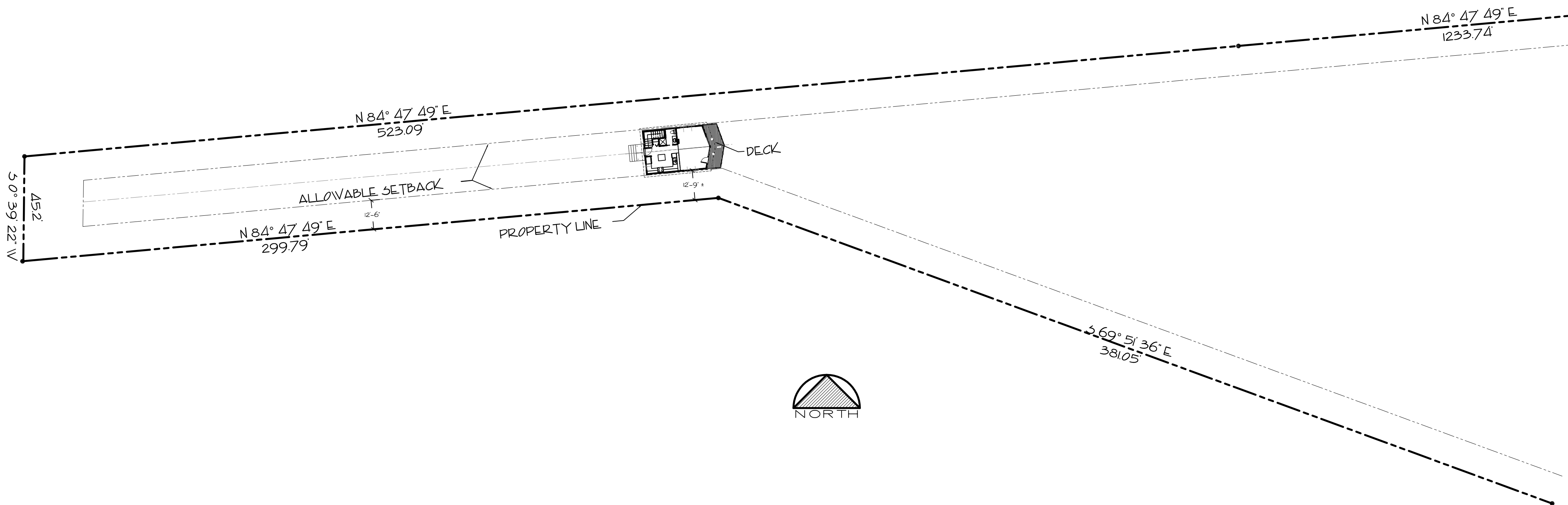
## VICINITY MAP



SITE

## SITE PLAN

SCALE: 1"= 30'



PROJECT: RESIDENCE FOR:

MARTIN & DORIS SMITH

40633 LITTLE RIVER AIRPORT ROAD  
LITTLE RIVER, CA

DRAWING TITLE:

COVER SHEET

SCALE: AS NOTED

DATE:	12/13/10
DRAWN BY:	AK - 1009
REVISIONS:	
PLAN CHECK REV:	2/28/11

A1 OF 12

JOB #: 1017

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WJI NOTES  
1.) WINDOWS: TO BE WJI COMPLIANT-TEMPERED  
2.) SIDING: WJI COMPLIANT LAP SIDING  
3.) SOFFITS TO BE PROTECTED PER WJI FIRE CODES  
4.) DECKS TO BE WJI COMPLIANT MATERIAL

PROVIDE SCREENED ATTIC VENTS EQUAL TO MIN. 1/150 OF AREA VENTED AS PER SECTION 1505.3CBC. PROVIDE CORROSIVE-RESISTANT OPENINGS, MIN. 1/8" AND MAX. 1/4" CORROSIVE-RESISTANT COVERING FOR ATTIC VENTILATION.  
FIFTY PERCENT OF VENT AREA TO BE AS CLOSE TO RIDGE AS POSSIBLE.  
IF CONTINUOUS RIDGE VENTING IS USED, PROVIDE APPROVED EAVE VENTS TO MIN. MFR.'S SPEC.'S TO PREVENT WATER INTRUSION THROUGH THE RIDGE VENT.

PROVIDE MIN. 42" HIGH WALLS OR GUARDRAILS AS SHOWN ON PLANS AND WHEREVER A WALKING SURFACE TERMINATES MORE THAN 30" ABOVE ADJOINING GRADE OR LOWER SURFACE. PROVIDE WITH BALUSTERS, INTERMEDIATE RAILS, OR EQUAL WITH MAX. OPENINGS LESS THAN 4" AS PER SECTION 1013.3 CBC

STEPS AND STAIRWAYS SHALL MAINTAIN CONSISTENT RISE (MAX. 8") AND TREAD DEPTH (MIN. 10") THROUGHOUT ENTIRE FLIGHT. CONSTRUCT AS PER SECTION 1009.3 CBC. CONFIRM MIN. 80" (6'8") CLEAR HEADROOM ABOVE TOE OF TREADS. PROVIDE SOLID FIRE BLOCKING BETWEEN STUDS OF ALL ADJOINING WALLS ALONG ENTIRE RUN OF STAIRS. PROTECT ENCLOSED STAIR FRAMING BY SHEATHING UNDERSIDE AND SUPPORTING STRUCTURE WITH 5/8" TYPE-X FIRE RATED GYPBOARD.

PROVIDE CONTINUOUS HANDRAIL ALONG MIN. ONE SIDE OF STAIRS MAINTAINING 36" VERT ABOVE TOE OF TREADS. HANDGRIP TO BE MIN. 1-1/2" TO MAX. 2" CROSSECTIONAL DIMENSIONS AND END WITH A RETURN, NEWEL POST OR SAFETY TERMINAL AS PER SECTION 1012 CBC. (IMPORTANT: HANDRAIL MUST BE PROVIDED IN ADDITION TO GUARDRAIL UNLESS THE GUARDRAIL CONFORMS TO HANDGRIP SIZE REQUIREMENTS.)

UNLESS OTHERWISE SPECIFIED, ALL CABINETRY, FIXTURES, APPLIANCES, FLOORING, AND FINISHING SHALL BE ACCORDING TO OWNER'S SPECIFICATIONS AND INSTALLED AS PER CBC AND CEC REQUIREMENTS.  
(UNLESS DIRECTLY SUPPLIED BY THE OWNER, REFRIGERATORS AND FREEZERS SHALL BE CEC CERTIFIED)

PROVIDE FIRE PROTECTION ON COMMON WALL AND/OR CEILING BETWEEN GARAGE AND DWELLING BY FULLY SHEATHING GARAGE SIDE WITH 5/8" TYPE-X FIRE RATED GYP. BOARD INSTALLED AS PER CBC SPECS. ALL PENETRATIONS ARE TO CONFORM TO CBC SPECS FOR ONE HOUR FIRE INSTALLATIONS.  
COMMON DOOR SHALL BE 1-3/8" SOLID CORE WOOD OR MIN. 20 MINUTE FIRE RATED, SELF CLOSING AND WEATHERSTRIPPED AS PER SECTION 406.1.4 & 715.4.3 CBC

PROVIDE WATERPROOF BACKING OF 15# ASPHALT PAPER OR EQUAL TO MIN. 6 FT. ABOVE FLOOR AROUND TUB AND SHOWER ENCLOSURES, WATER CLOSET COMPARTMENTS, AND BEHIND LAUNDRY, LAVATORIES, KITCHEN AND UTILITY SINKS. COMPLETELY BACK WALLS OF BUILT-IN SHOWERS, SAUNAS, AND SPA ROOMS. WALLBOARD WITHIN ANY SUCH AREAS TO BE APPROVED MOISTURE RESISTANT.

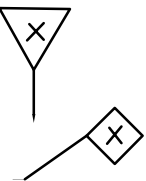
PROVIDE MIN. 30" CLEAR WIDE WATER CLOSET COMPARTMENT WITH MIN. 24" CLEAR IN FRONT OF WATER CLOSET.

ALL WATER CLOSETS (TOILETS) ARE TO BE ULTRA LOW FLUSH, HAVING A MAX. CERTIFIABLE FLUSH VOLUME OF 1.28 GAL, CONFORMING TO MENDOCINO COUNTY REQUIREMENTS. (SOME MODELS MAY REQUIRE SPECIAL ROUGH PLUMBING FEATURES. CONFIRM MFR.'S SPECIFICATIONS PRIOR TO INSTALLATION AND VERIFY WITH BUILDING OFFICIAL.)

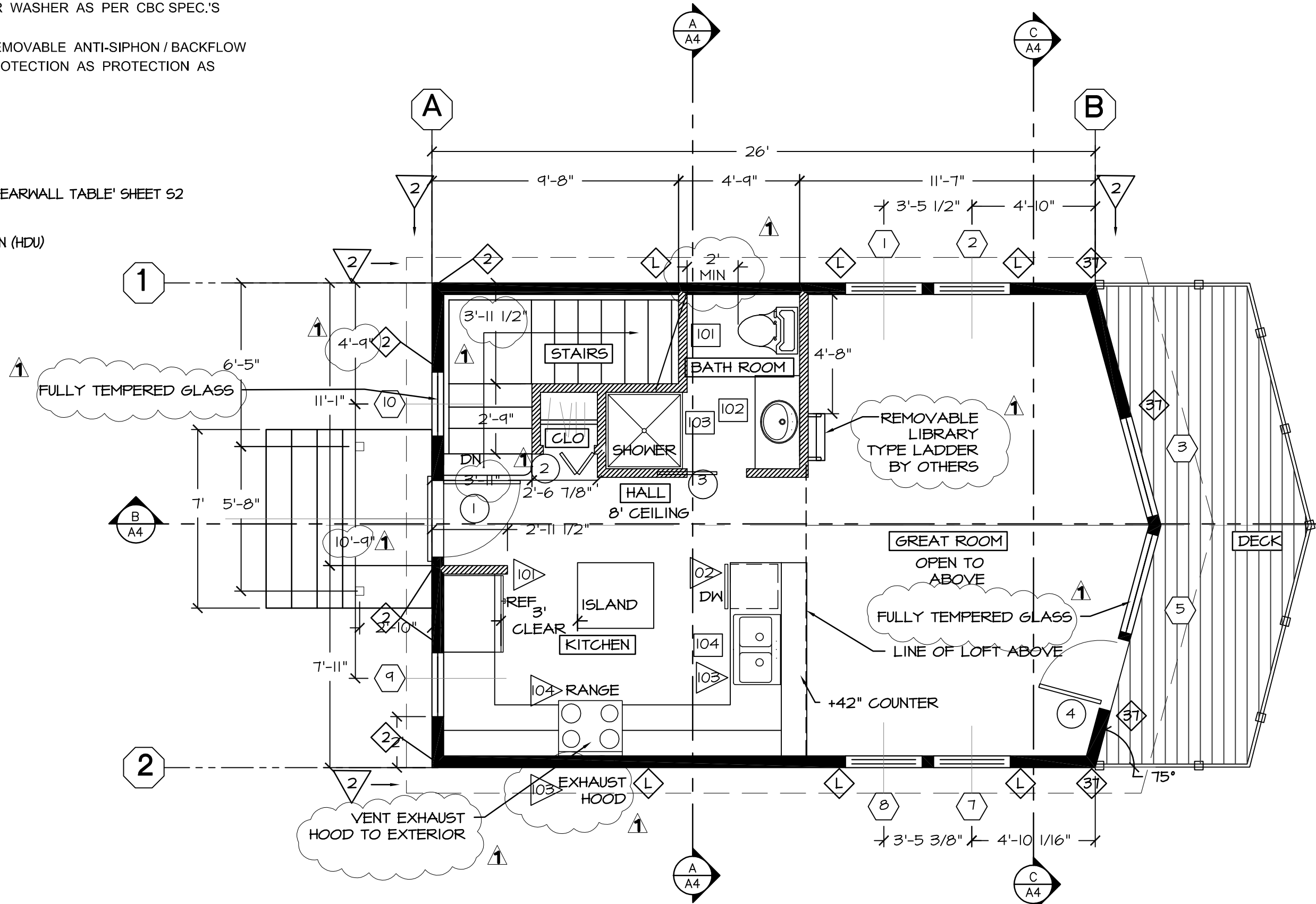
PROVIDE ONE-PIECE WATERPROOF AND SHATTERPROOF PAN WITH DRAIN UNDER FLOOR, UNDER WATER HEATER AND UNDER WASHER AS PER CBC SPEC.'S

PROVIDE OUTSIDE HOSE BIBS WITH NON-REMOVABLE ANTI-SIPHON / BACKFLOW PREVENTION DEVICES. PROVIDE FREEZE PROTECTION AS PROTECTION AS NECESSARY DUE TO LOCAL CONDITIONS.

KEY

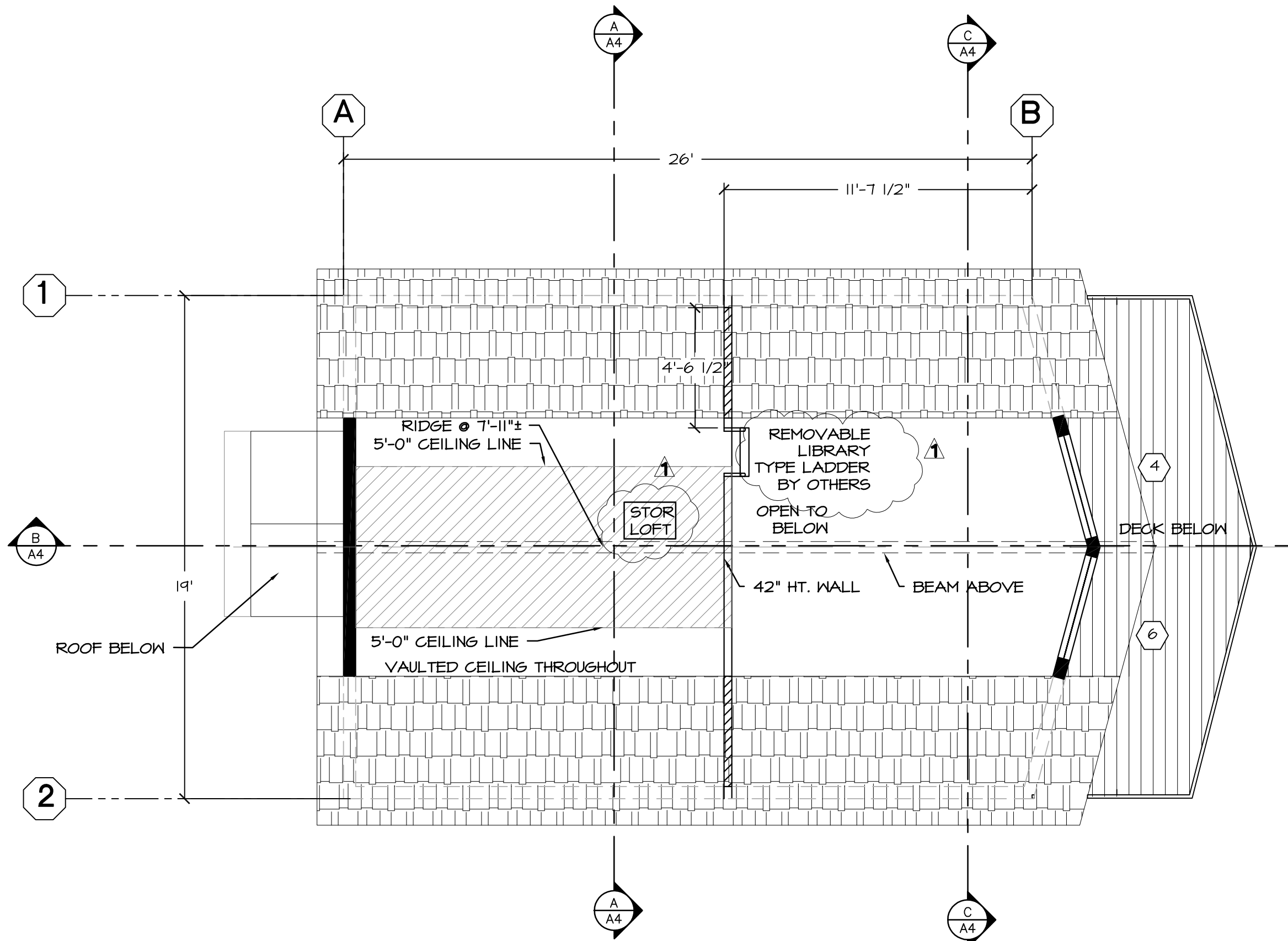


SHEARNWALL TYPE SEE 'SHEARNWALL TABLE' SHEET 52  
SIMPSON TYPE HOLD DOWN (HDU)



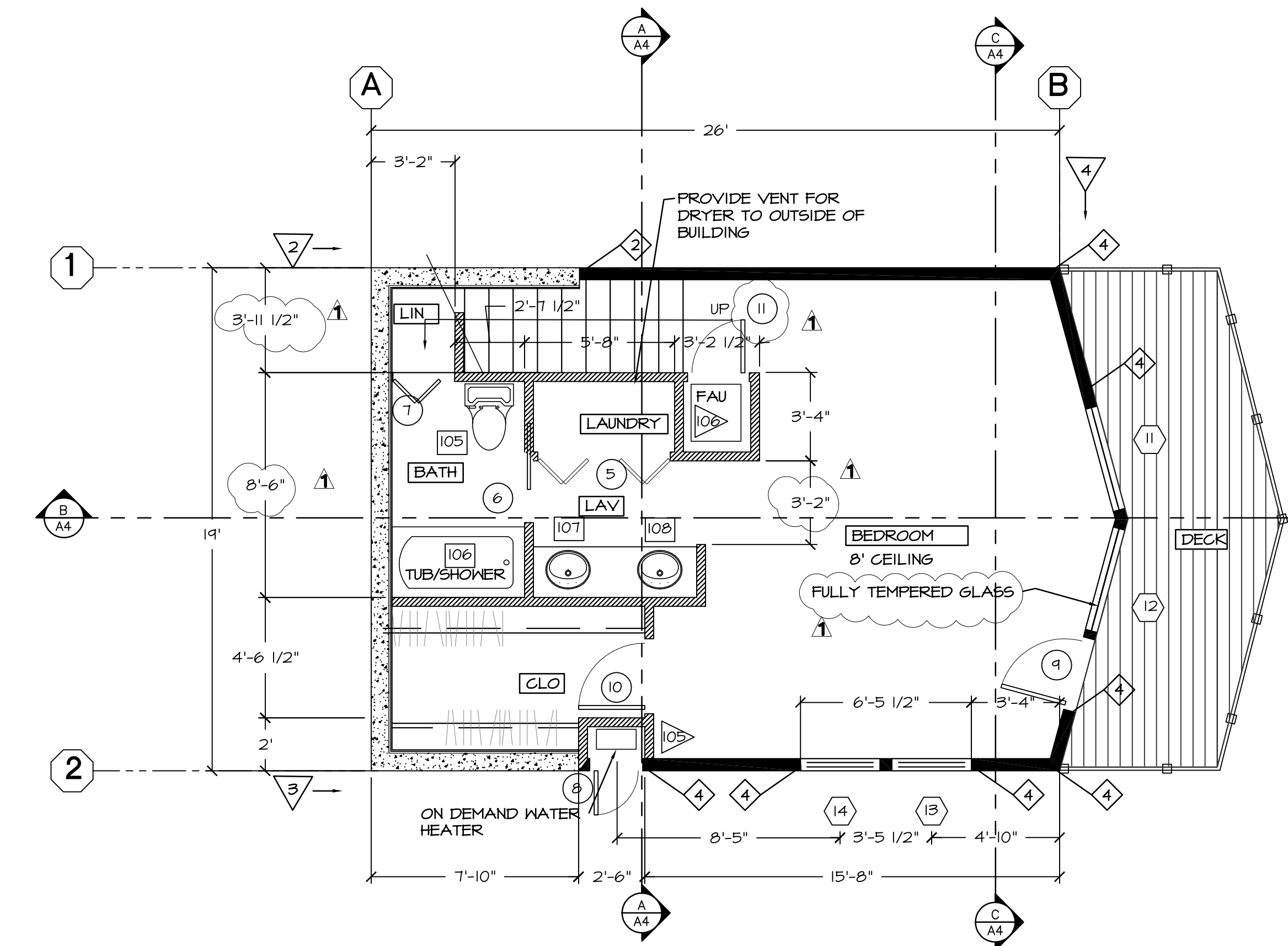
MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



LOFT LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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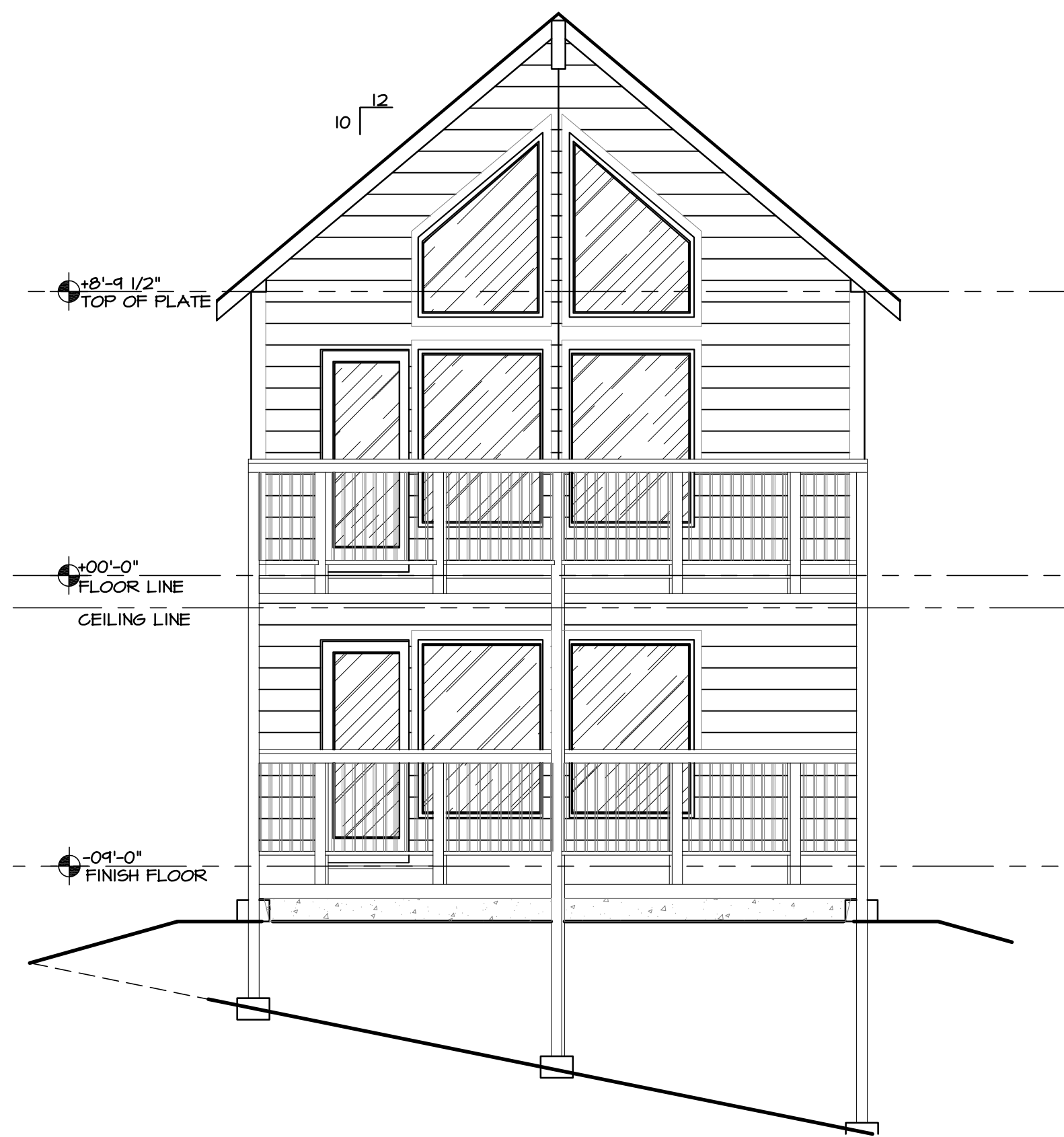
PROJECT: RESIDENCE FOR:  
MARTIN & DORIS SMITH  
40633 LITTLE RIVER AIRPORT ROAD  
LITTLE RIVER, CA

FLOOR PLAN

DRAWING TITLE:

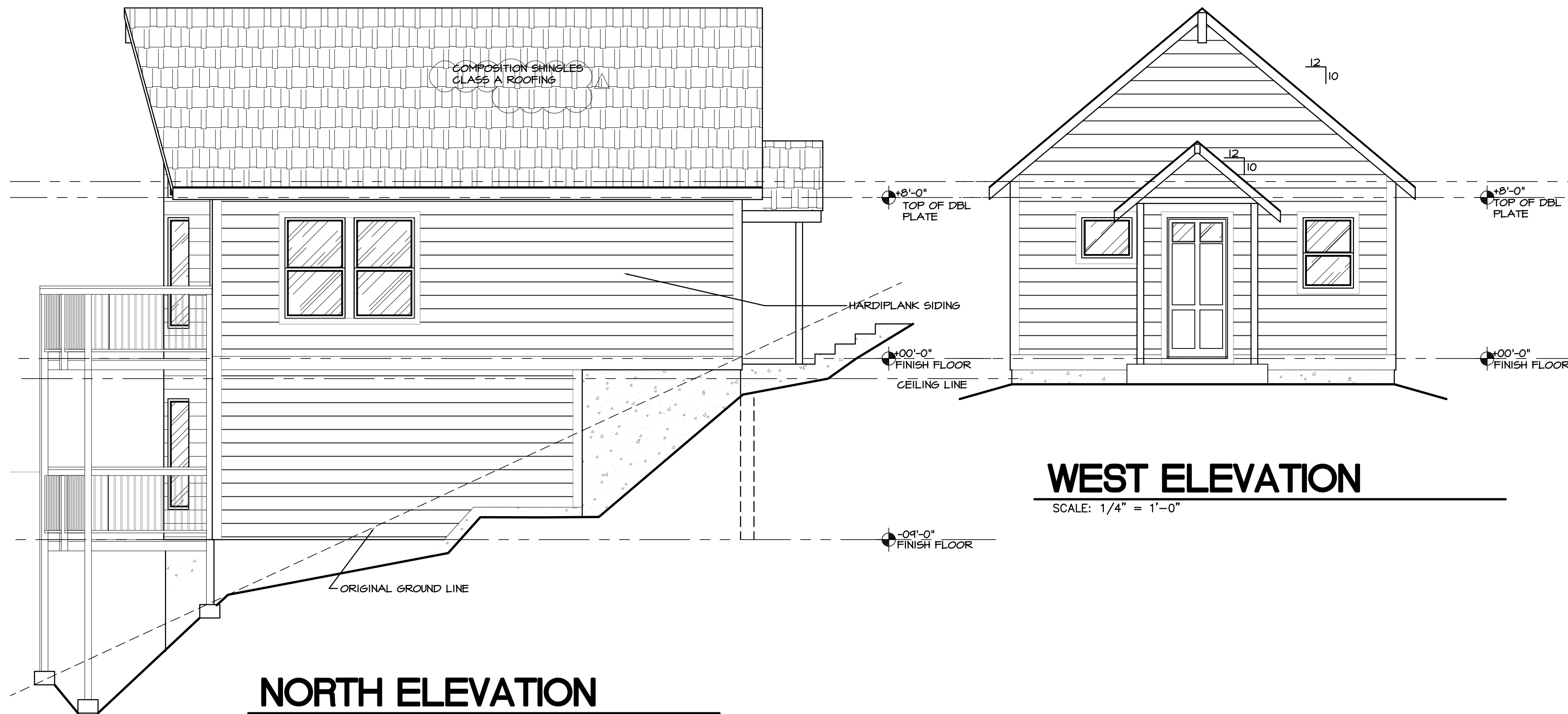
SCALE: 1/4" = 1'-0"

DATE: 12/13/10  
DRAWN BY: AK - 1009  
REVISIONS:  
PLAN CHECK REV 2/28/11



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

THE WILDLAND URBAN INTERFACE (WUI) CODE MUST BE MET FOR THIS STRUCTURE:  
1) WINDOWS: ALL WINDOWS TO HAVE ONE PANE TEMPERED UNLESS OTHERWISE NOTED  
2) SIDING: TO BE HARDIPLANK LAP SIDING OR OTHER WUI COMPLIANT MATERIAL  
3) EAVES/SOFFITS/PORCH ROOF UNDERSIDE (CEILING) TO BE PROTECTED W/ HARDISOFFIT (NONVENTING) 4) OR 2x6 T&G DECKING MATERIAL WUI COMPLIANT  
4) DECKS TO BE 2x6 REDWOOD OR OTHER WUI COMPLIANT MATERIAL.

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40633 LITTLE RIVER AIRPORT ROAD  
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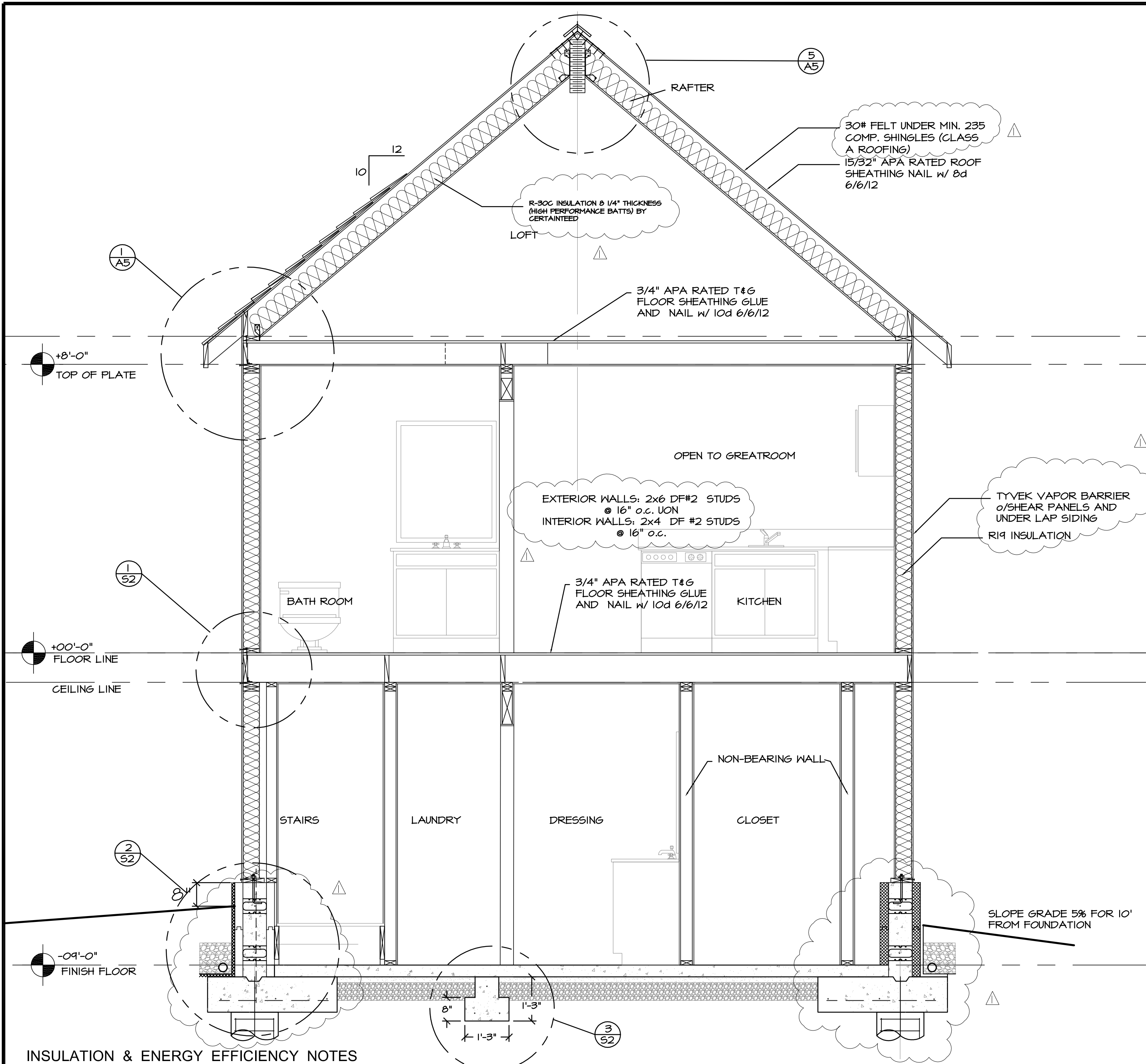
DRAWING TITLE:  
**ELEVATIONS**

SCALE: 1/4" = 1'-0"

DATE:	12/13/10
DRAWN BY:	AK - 1004
REVISIONS:	
PLAN CHECK REV	2/28/11

**A3** OF **12**

JOB #: 1017

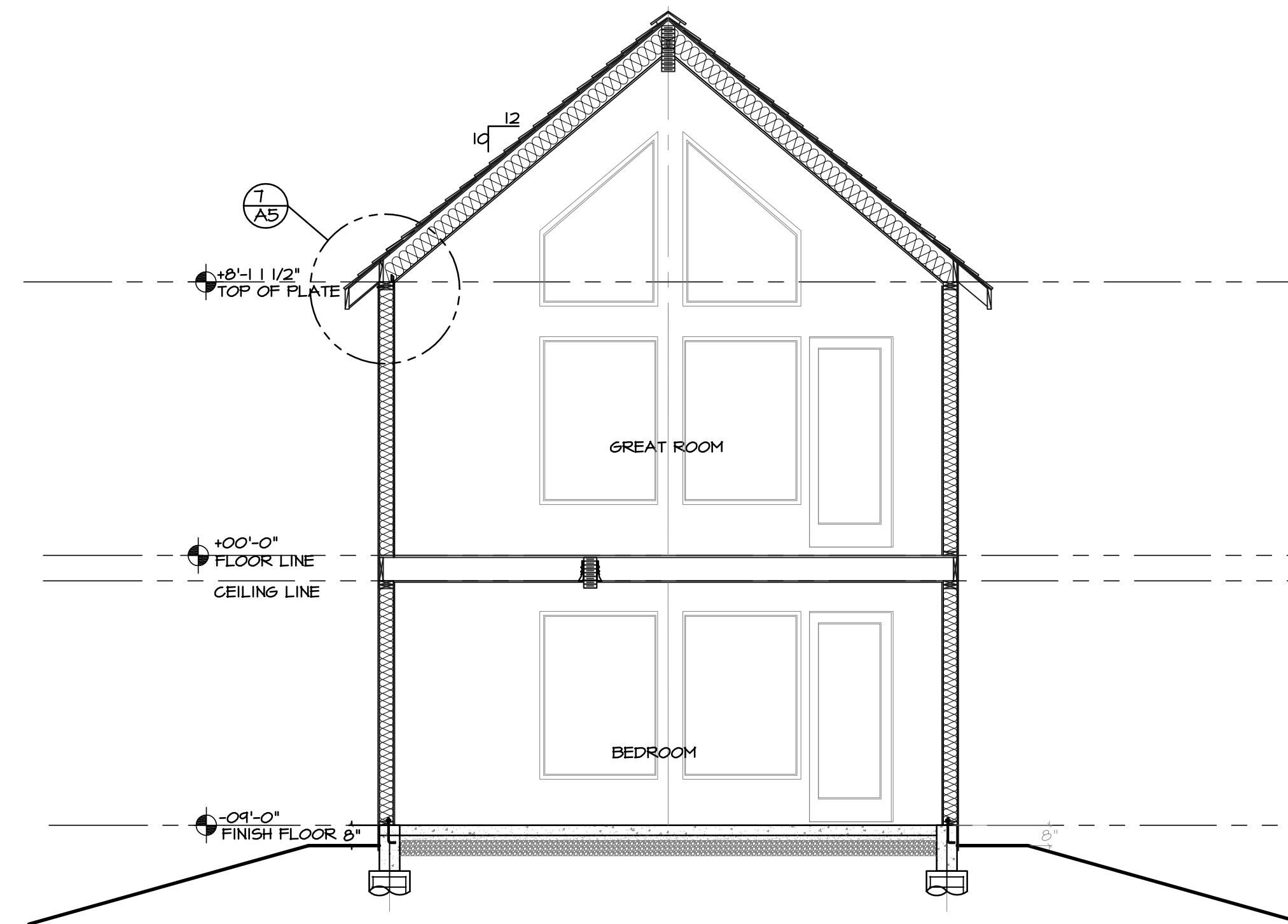


INSULATION & ENERGY EFFICIENCY NOTES

- ALL INSULATION MATERIALS SHALL BE CEC CERTIFIED AND INSTALLED AS PER CBC AND CEC SPECS. HAVING A MAX. FLAME SPREAD RATING OF 25 AND MAX. SMOKE DENSITY LESS THAN 450 AS PER SECTION 707 CBC. BACKING MATERIALS, VAPOR AND/OR MOISTURE BARRIERS, WHEN AND WHERE INSTALLED, SHALL BE LOCATED ON CONDITIONED SIDE.
- INSTALLED INSULATION TO BE AS SPECIFIED ON PLANS WITH MINIMUMS OF:
  - R-30C IN CEILING / ROOF (MAX. COMPOSITE U-VALUE 0.069)
  - R-19 IN WOOD FRAMED WALLS (MAX. COMPOSITE U-VALUE 0.088)
  - R-13 IN RAISED FRAMED FLOORS (MAX. COMPOSITE U-VALUE 0.049)
  - R-10 PERIMETER SLAB EDGE
  - R-4.2 HVAC DUCT INSULATION
  - R-4 DOMESTIC HOT WATER PIPE INSULATION
- ALL EXPOSED INSULATION SHALL HAVE A CERTIFIED FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- PERIMETER CONCRETE WALLS OF CONDITIONED ENVELOPE TO BE PROTECTED WITH RIGID FIBERBOARD INSULATION FROM TOP OF CONC. WALL TO NOT LESS THAN 24" BELOW GRADE.
- ALL MANUFACTURED DOOR AND WINDOW UNITS TO BE CERTIFIED AND LABELED AS MEETING ANSI AND OTHER APPLICABLE STANDARDS. (MAX. FENESTRATION U-VALUE OF 0.75) AS PER CEC SPECS AND SECTION 2402 CBC. THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY BUILDING OFFICIAL.
- WINDOWS SHALL HAVE UFACTOR & SHGC VALUES THAT MEET THE MAX VALUES LISTED IN THE ENERGY CALCS.
- ALL EXTERIOR DOORS, OTHER THAN MAIN ENTRY DOORS, MUST BE INSULATED TO A MAX. NET. U-VALUE OF 0.20, THE MAIN ENTRY DOOR NET. U-VALUE MAY NOT EXCEED 0.54.
- ALL WATER HEATING EQUIPMENT TO BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
- DOMESTIC HOT WATER STORAGE TANKS SHALL HAVE AN OVERALL R-16 TANK INSULATION OR PROVIDE MIN. R-12 EXTERNAL INSULATION BLANKET. ALL HOT WATER OUTLET AND DISTRIBUTION LINES AND MIN. FIRST 5' OF SUPPLY PIPES FROM WATER HEATER, WITHIN UNCONDITIONED SPACE TO BE WRAPPED WITH MIN. R-4 PIPE INSULATION.
- ALL SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
- RECESSED LIGHTING FIXTURES TO BE IC (INSULATION COVER) APPROVED AND INSTALLED AS PER CBC & CEC SPEC'S.

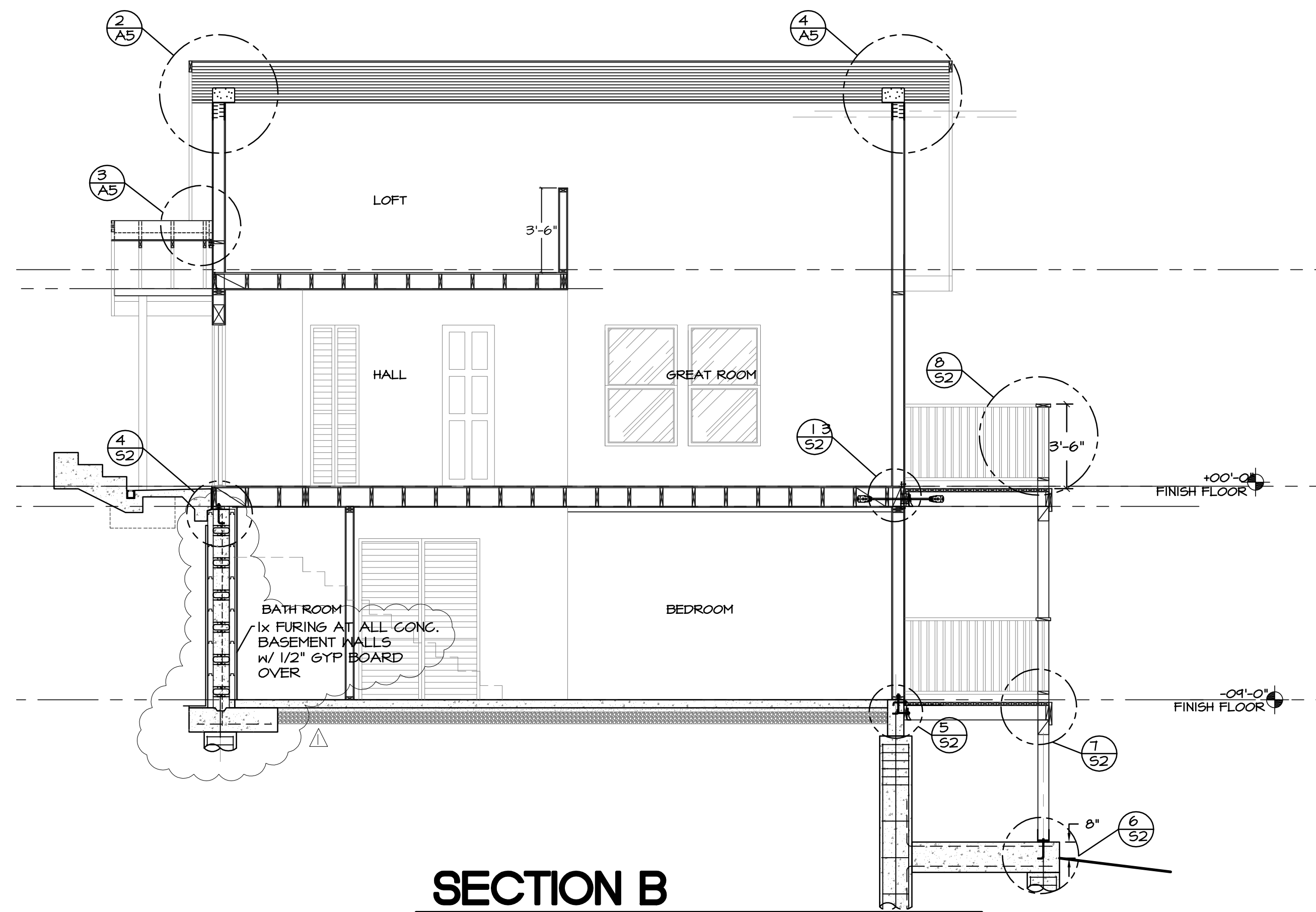
SECTION A

SCALE: 1/2" = 1'-0"



SECTION C

SCALE: 1/4" = 1'-0"



SECTION B

SCALE: 1/4" = 1'-0"

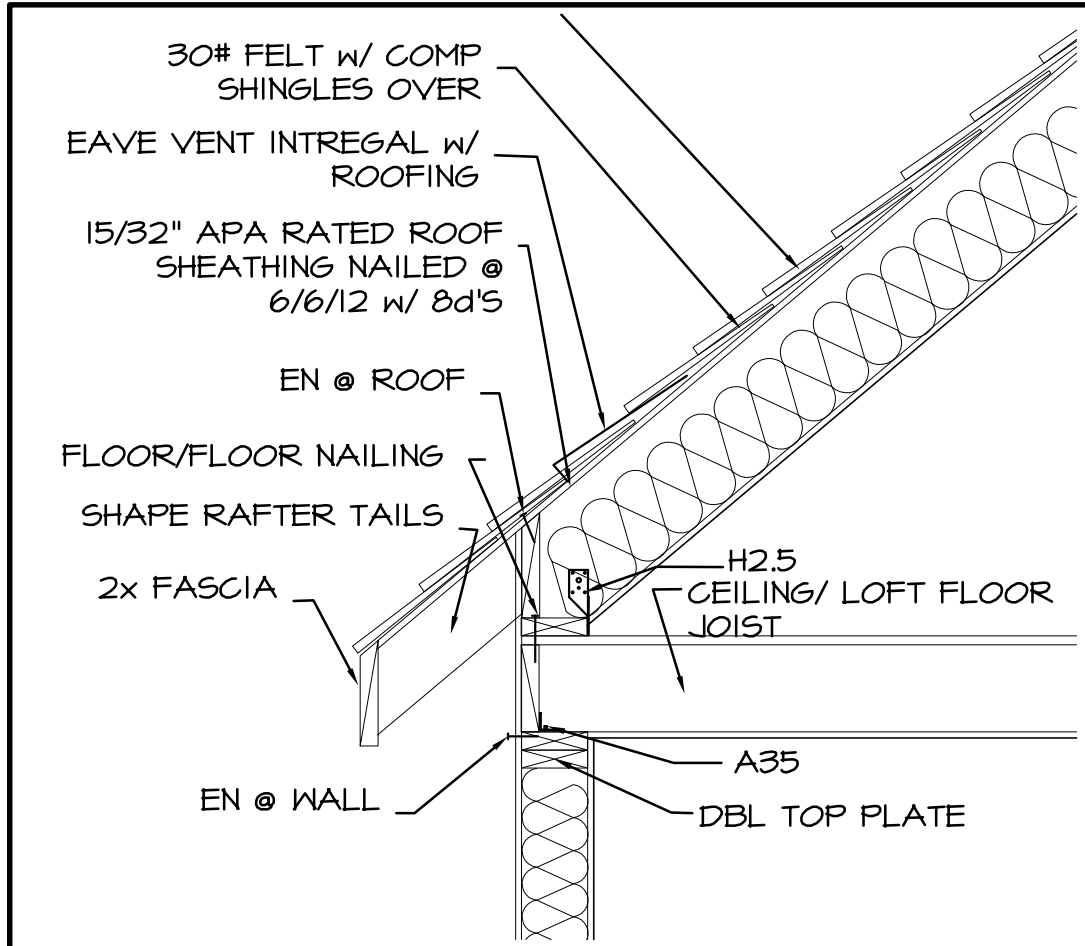
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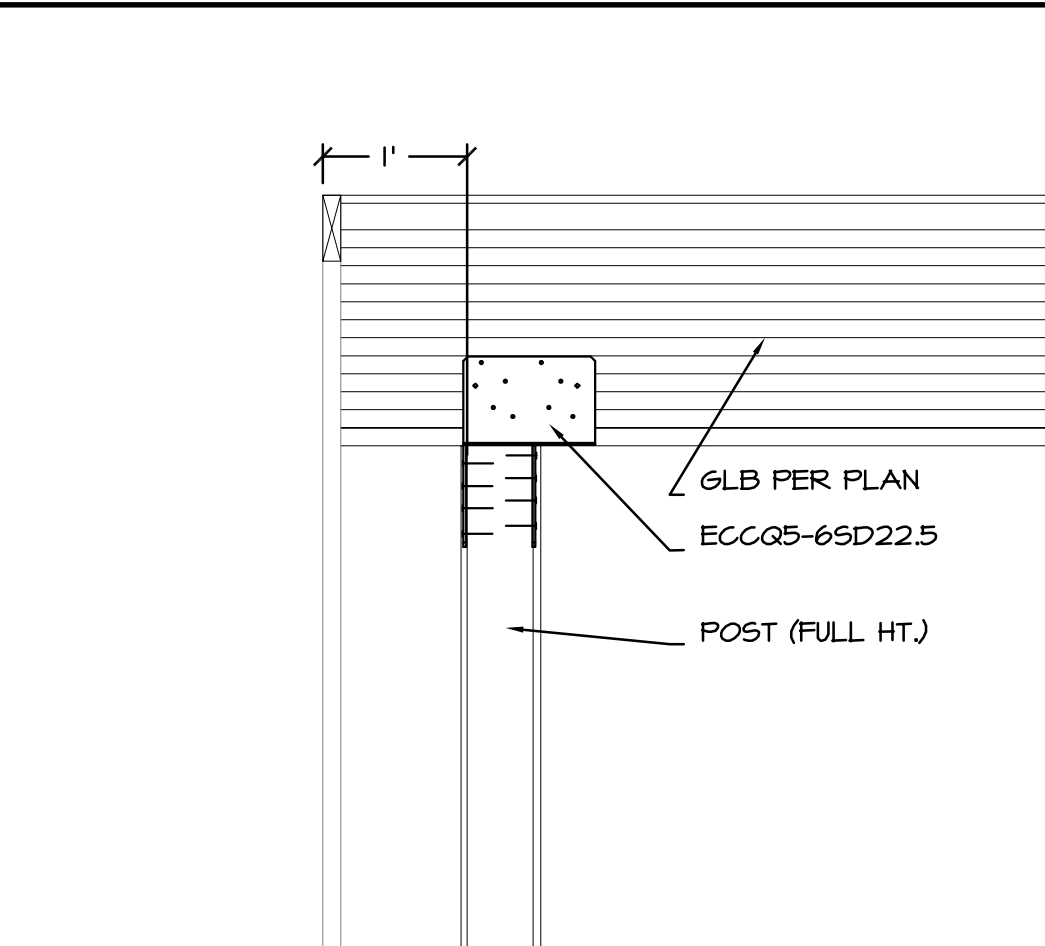
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**CROSS SECTIONS**

SCALE: AS NOTED

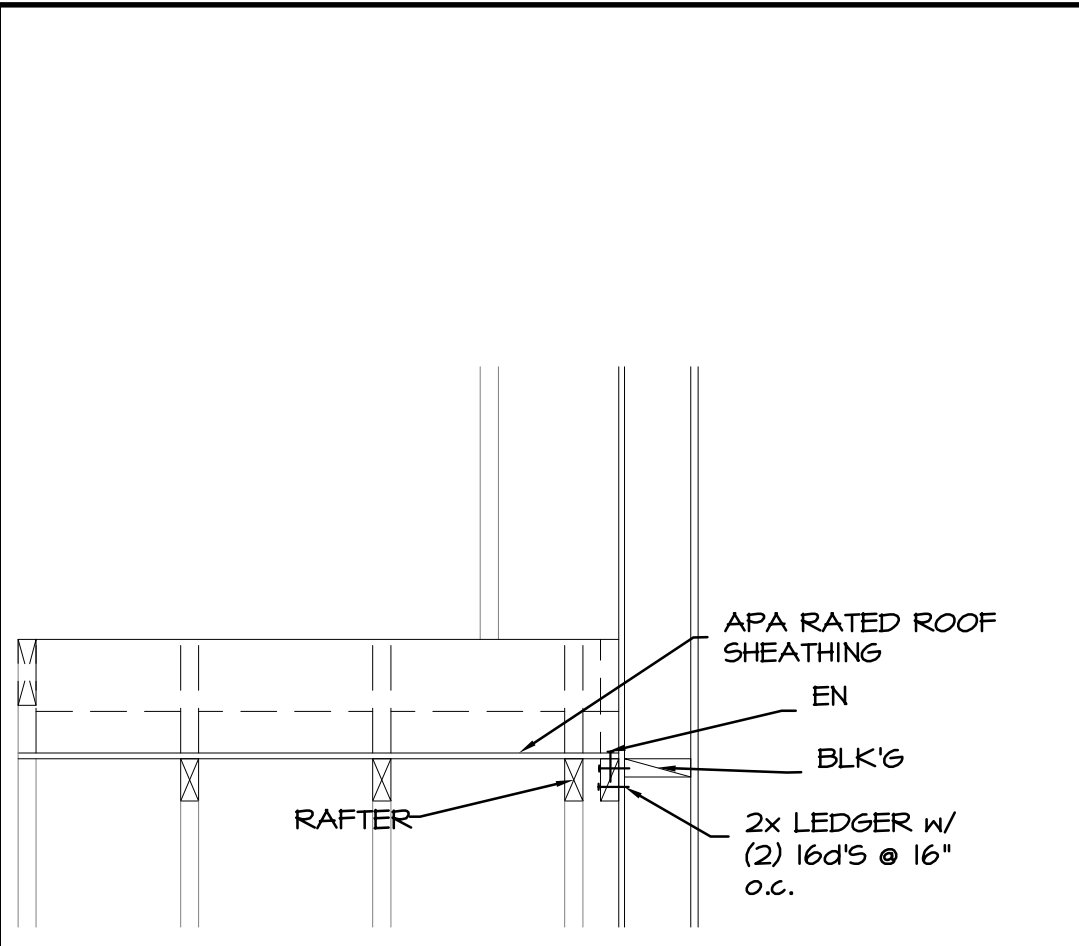
DATE:	12/13/10
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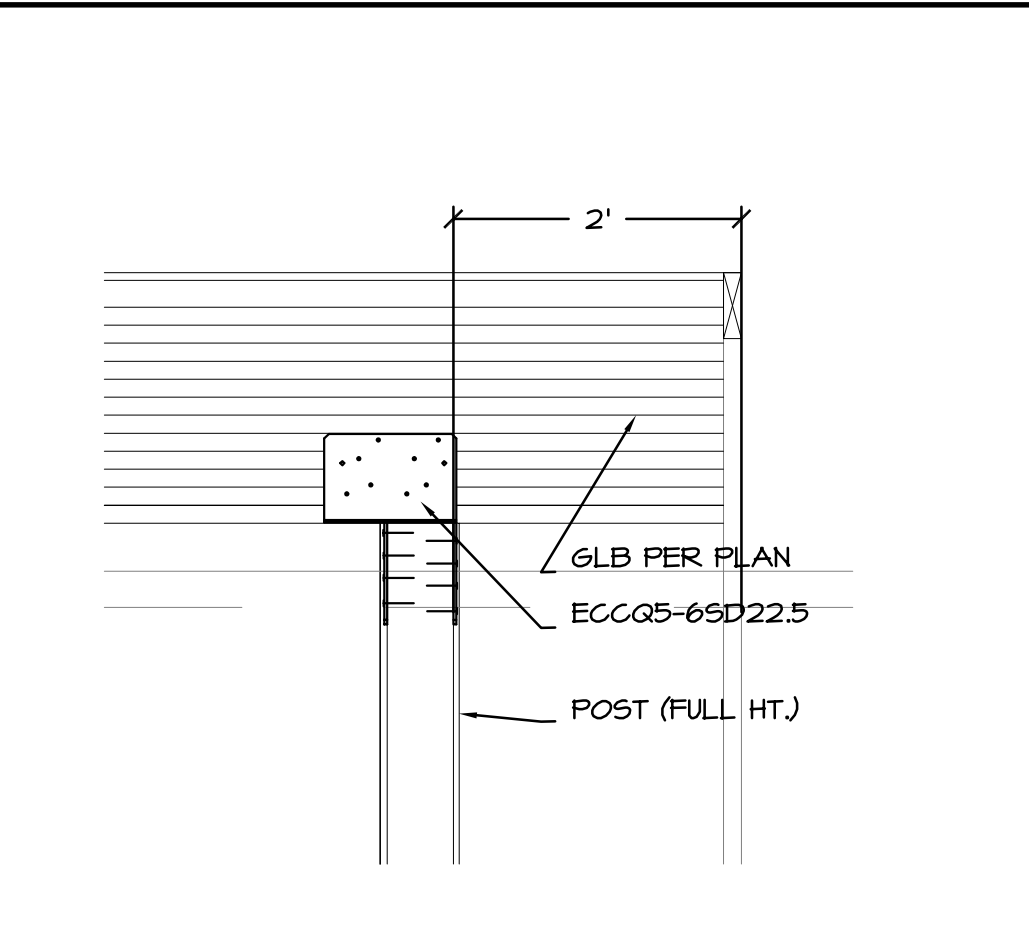
**1 EAVE DETAIL • LOFT**  
SCALE: 3/4" = 1'-0"



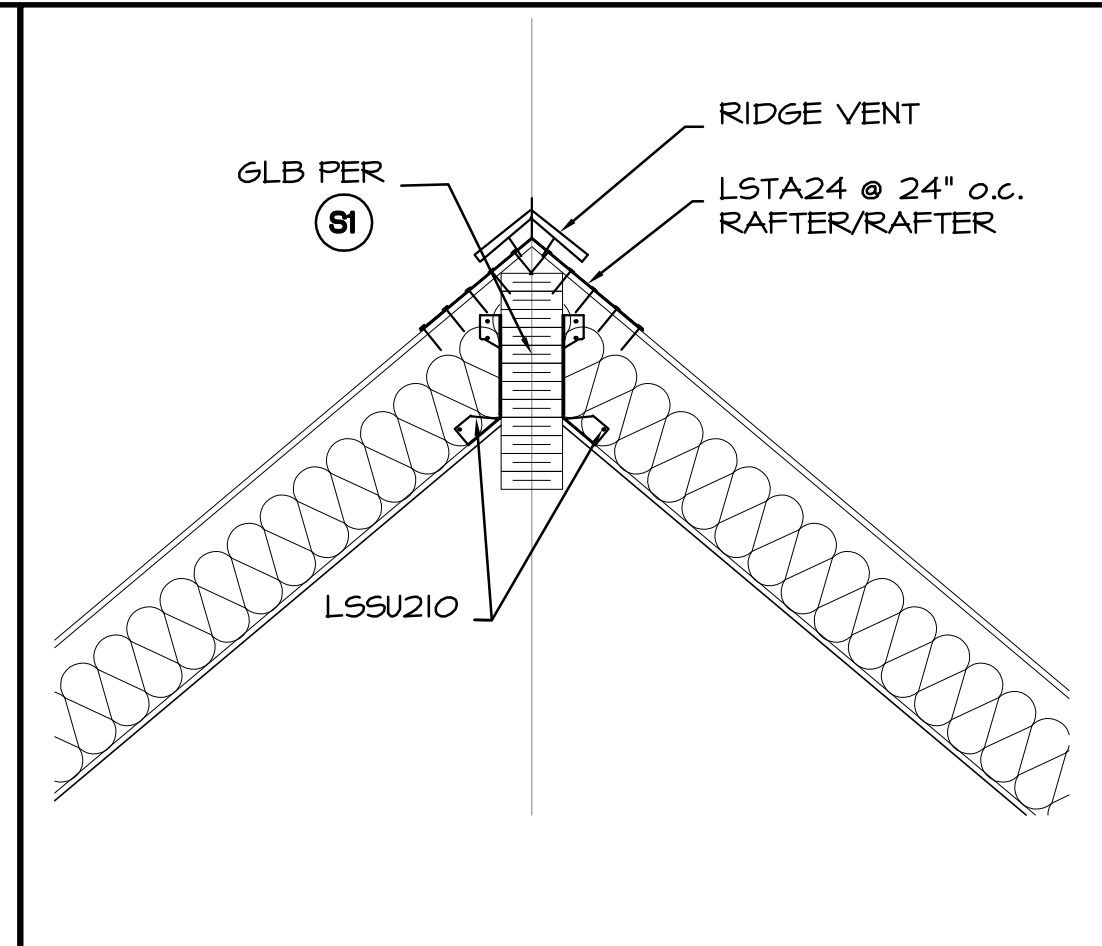
**2 GABLE END DETAIL**  
SCALE: 3/4" = 1'-0"



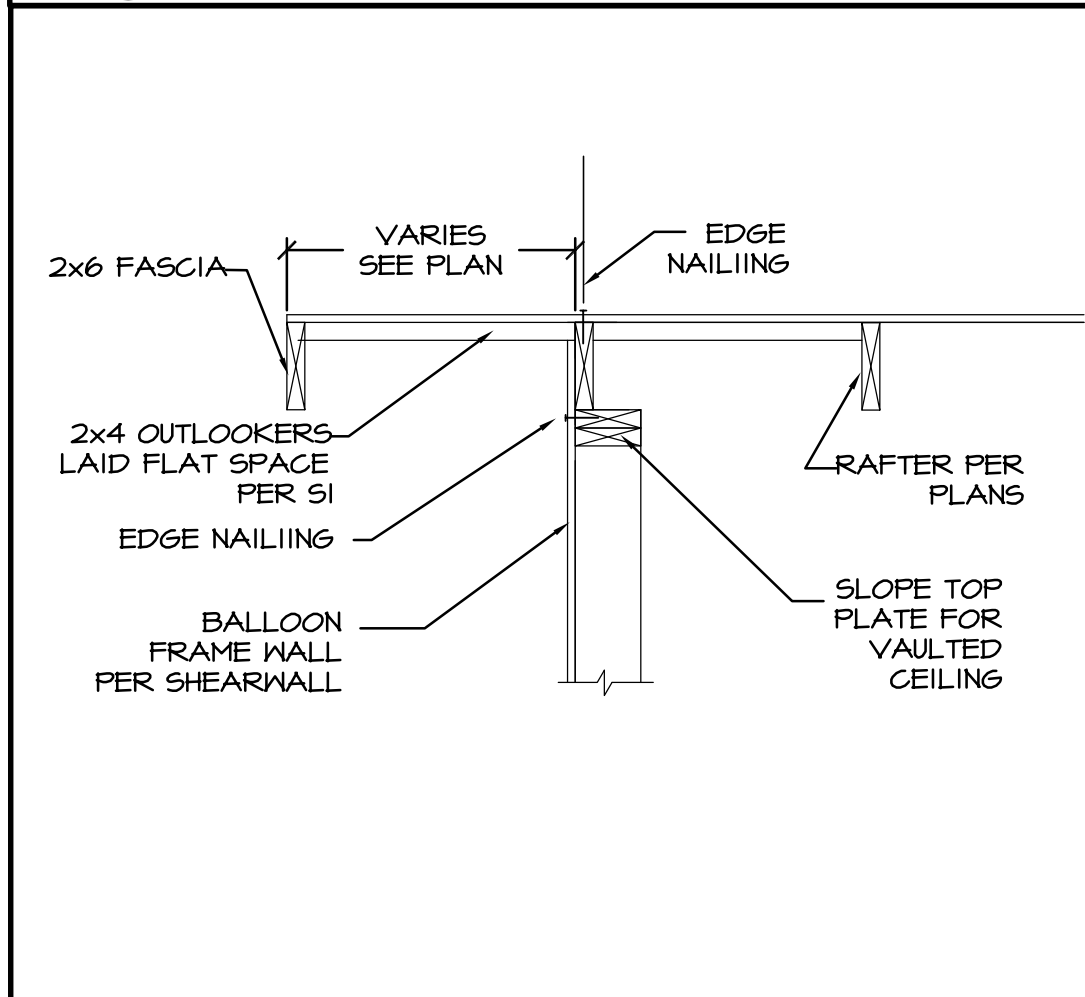
**3 ROOF TO WALL DETAIL**  
SCALE: 3/4" = 1'-0"



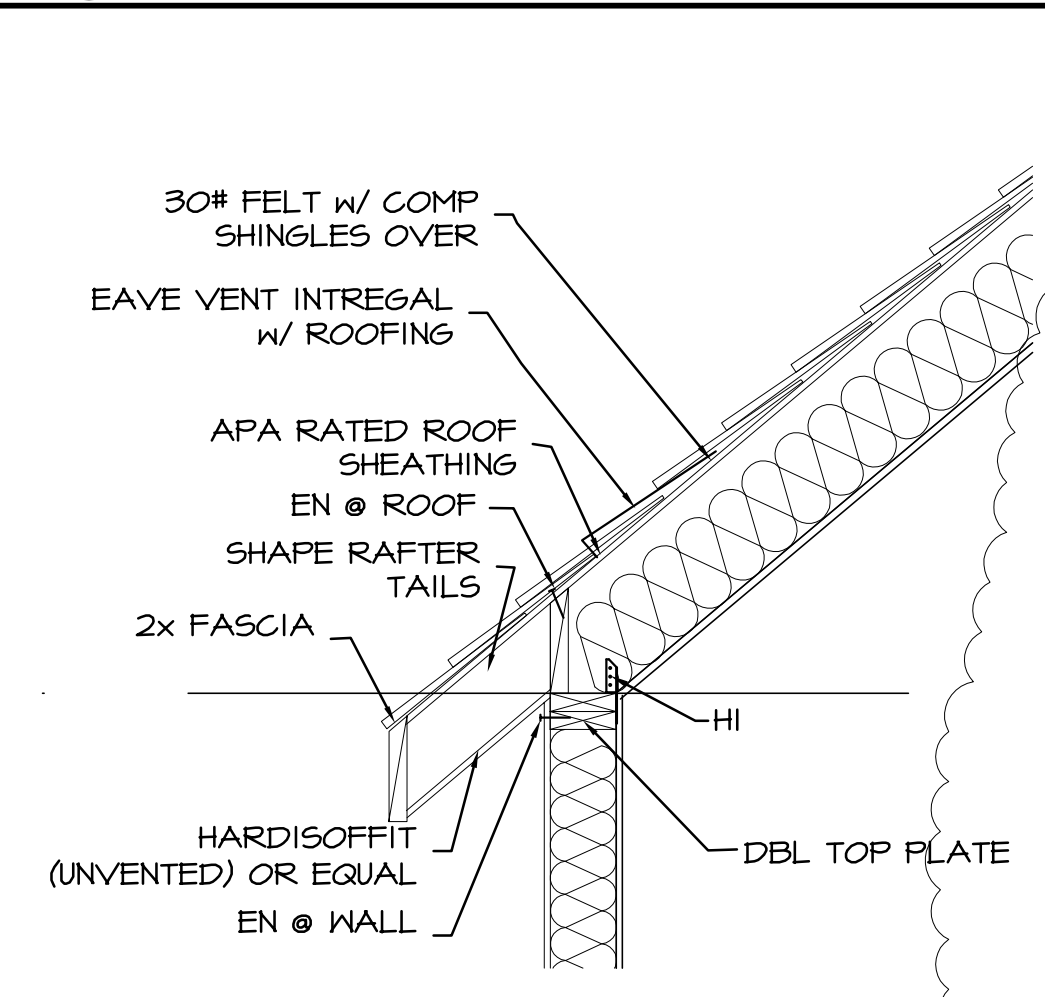
**4 BROW DETAIL**  
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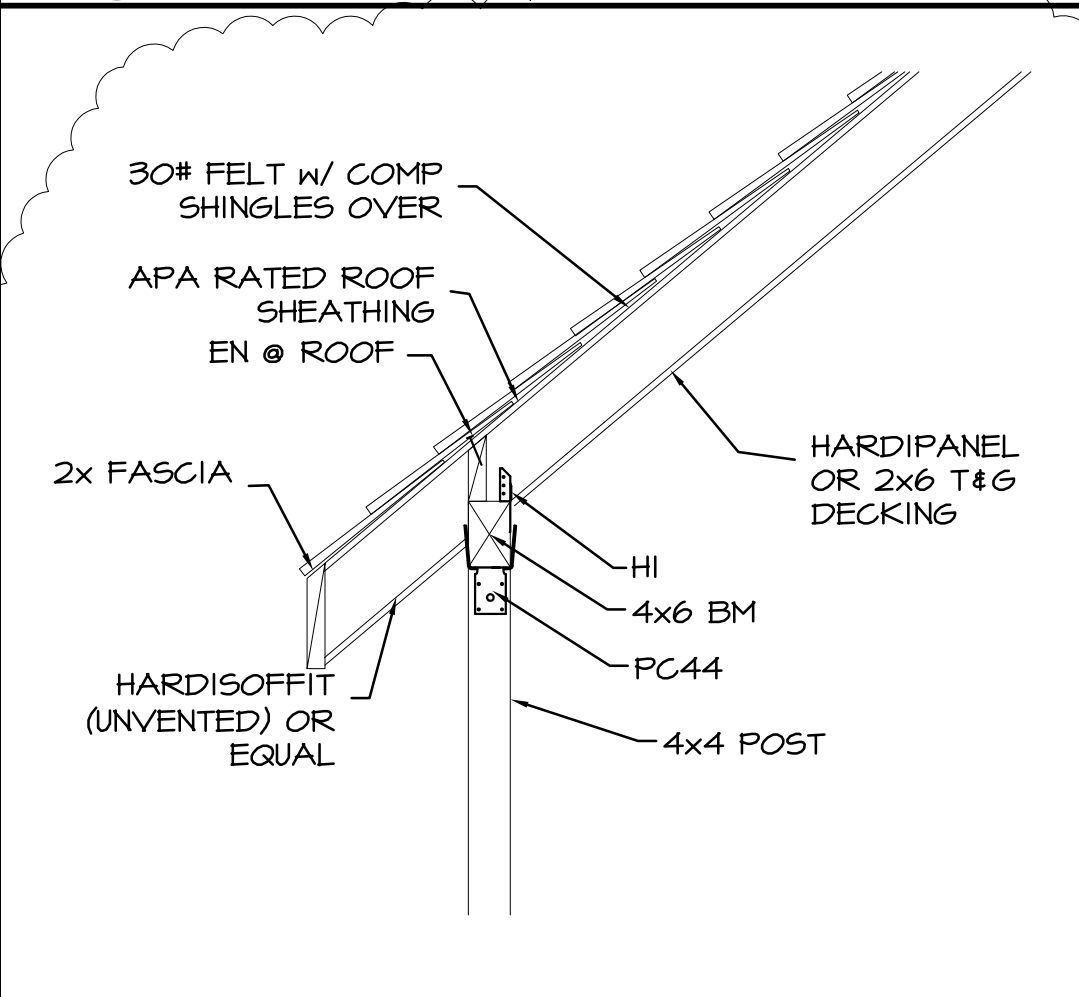
**5 RIDGE DETAIL**  
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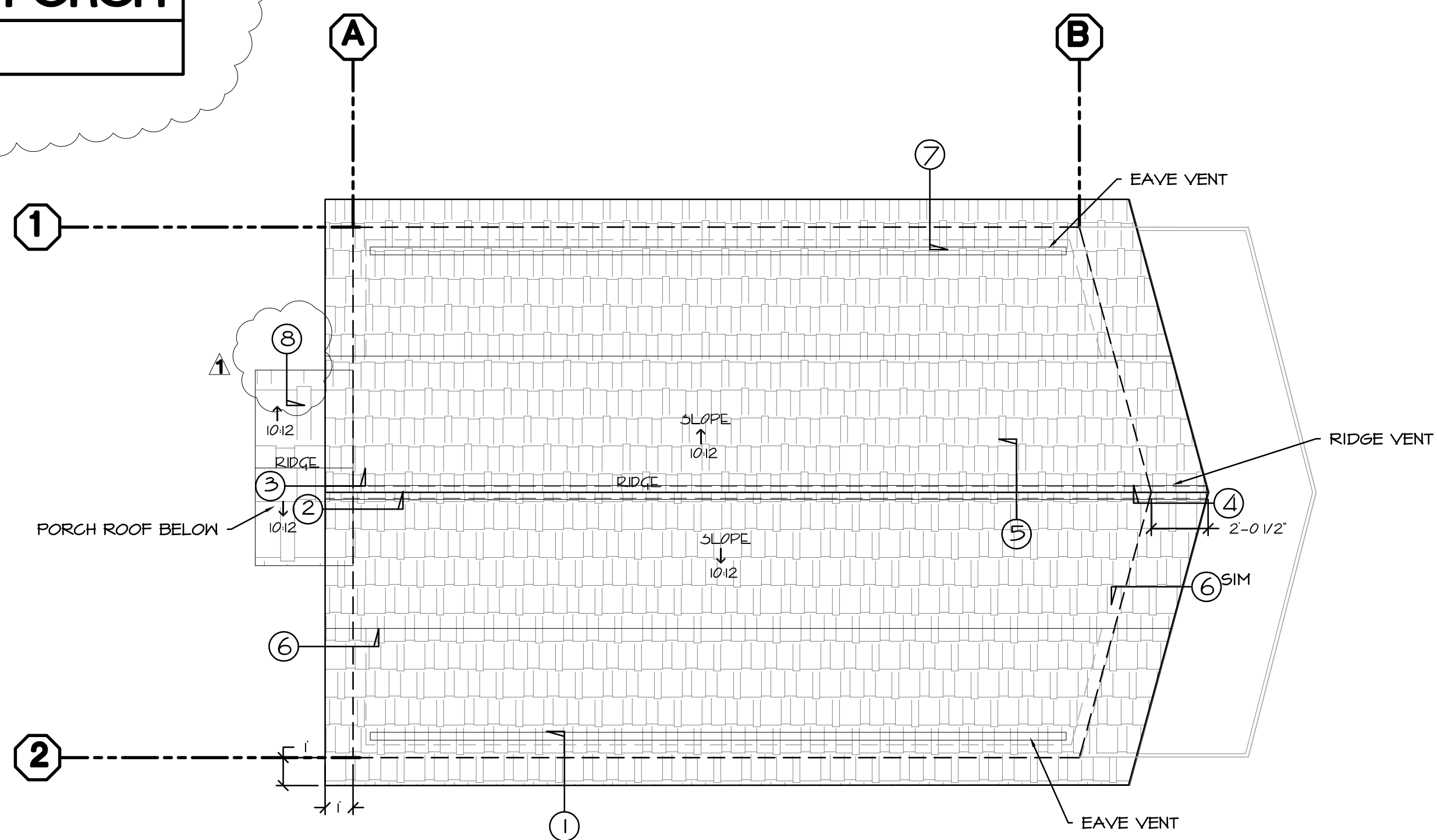
**6 TYP. RAKE DETAIL**  
SCALE: 3/4" = 1'-0"



**7 EAVE DETAIL • GREATROOM**  
SCALE: 3/4" = 1'-0"



**8 EAVE DETAIL • PORCH**  
SCALE: 3/4" = 1'-0"



**ROOF PLAN**  
SCALE: 1/4" = 1'-0" NORTH

NOTE: PROVIDE RADIANT BARRIER

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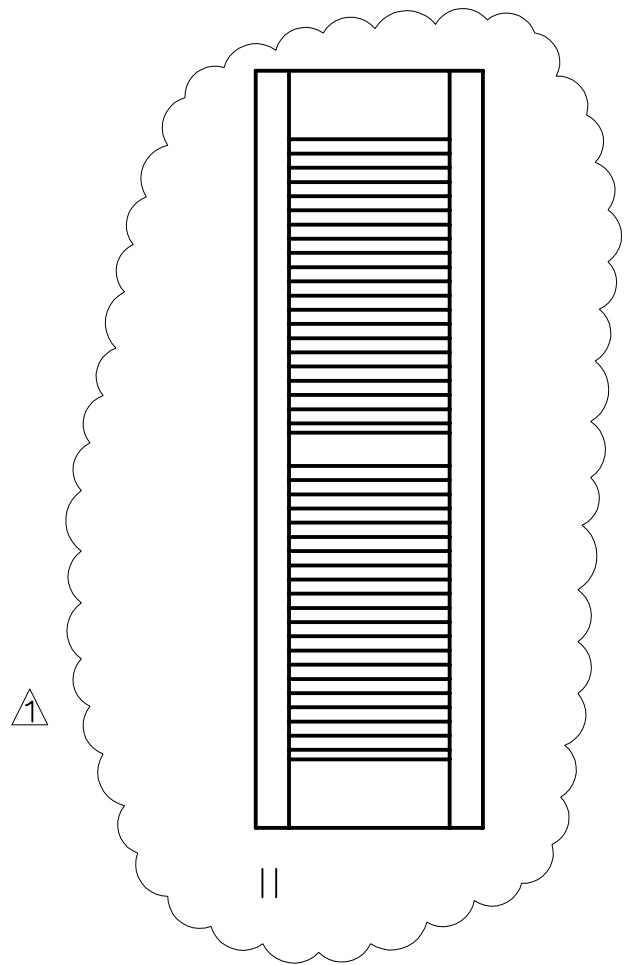
PROJECT: RESIDENCE FOR:  
**MARTIN & DORIS SMITH**  
40633 LITTLE RIVER AIRPORT ROAD  
LITTLE RIVER, CA

DRAWING TITLE:  
**ROOF PLAN AND DETAILS**  
SCALE: AS NOTED

DATE:	12/3/10
DRAWN BY:	AK - 1009
REVISIONS:	
PLAN CHECK, REV	2/28/11



DOOR SCHEDULE							
SYM	WIDTH	HT.	THICK	TYPE	HC/SC	MATERIAL	REMARKS
						OWNERS CHOICE	
1	3'-0"	6'-8"	1 3/4"	PANEL - OWNERS CHOICE	SC	WOOD	ENTRY w/ DEAD BOLT
2	2'-0"		1 3/8"	BIFOLD 2 PANEL - LOUVERED	HC		PASSAGE LATCH
3	2'-4"		1 3/8"	PKT. - PANEL	HC		PRIVACY LATCH
4	2'-6"		1 3/4"	SINGLE FRENCH	SC		PASSAGE LATCH
5	5'-0"		1 3/8"	BIFOLD 4 PANEL - LOUVERED	HC		PASSAGE LATCH
6	2'-6"			PKT. - PANEL			PRIVACY LATCH
7	2'-4"			BIFOLD 2 PANEL - LOUVERED			PASSAGE LATCH
8	1'-10"	4'-0"	1 3/4"	PANEL - OWNERS CHOICE	SC		PASSAGE LATCH
9	2'-6"	6'-8"	1 3/4"	SINGLE FRENCH	SC		ENTRY
10	2'-6"	6'-8"	1 3/8"	PANEL - OWNERS CHOICE	HC		PASSAGE LATCH
11	2'-0"	6'-8"	1 3/8"	LOUVERED DOOR	SC		PASSAGE LATCH
AA	3'-0"	6'-0"		GLASS SHOWER ENCLOSURE		TEMP GL	OPTIONAL
BB	5'-0"	4'-0"		GLASS SHOWER ENCLOSURE		TEMP GL	OPTIONAL



WINDOW SCHEDULE								
SYM	WIDTH	HT.	TYPE	LOEWEN	FRAME	SCR.	GLAZE AREA	REMARKS
1	3'-0"	5'-0"	DBL HUNG		CLAD	O.C.		
2	3'-0"	5'-0"	DBL HUNG			O.C.		
3	4'-0"	6'-0"	FIXED					
4	4'-0"	VARIES	FIXED					
5	4'-0"	6'-0"	FIXED					TEMPERED BOTH PANES
6	4'-0"	VARIES	FIXED					
7	3'-0"	5'-0"	DBL HUNG			O.C.		
8	3'-0"	5'-0"	DBL HUNG			O.C.		
9	2'-6"	3'-6"	DBL HUNG			O.C.		TEMPERED BOTH PANES
10	2'-6"	2'-0"	AWNING			O.C.		
11	4'-0"	6'-0"	FIXED					TEMPERED BOTH PANES
12	4'-0"	6'-0"	FIXED					
13	3'-0"	5'-0"	DBL HUNG			O.C.		
14	3'-0"	5'-0"	DBL HUNG			O.C.		

O.C. = OWNERS CHOICE

ALL GLAZING TO BE HEAT SMART PLUS SYSTEM 1  
WINDOWS TO MEET 2007 CBC EXTERIOR WILDFIRE EXPOSURE FOR STRUCTURES LOCATED WITHIN A WILDLAND-URBAN INTERFACE FIRE AREA  
VERIFY w/ OWNERS ALL FINISHES, APPLIANCE, PLUMBING, DOOR AND WINDOW INFORMATION

ALL DOOR GLAZING, GLASS TUB AND SHOWER DOORS AND ENCLOSURES, ALL GLAZING WITHIN 18" OF WALKING SURFACES OR 24" OF DOORS, PASSAGEWAYS, STAIRWAYS, OR OTHERWISE DEEMED HAZEROUS LOCATIONS, SHALL BE APPROVED FULLY TEMPERED, APPROVED SAFTY GLASS OR OTHERWISE SHATTERPROOF MATERIALS AS PER SECTION 2406 UBC.  
ALL SKYLIGHTS OR OTHER SLOPED OR HORIZONTAL GLAZING SHALL BE OF APPROVED PLASTIC OR CONSTRUCTED OF FULLY TEMPERED OR SAFTY GLASS CONFORMING TO SECTION 2406 CBC. WHERE ANY SKYLIGHT PANE EXCEEDS 16 SFT OR THE GLAZING IS IN EXCESS OF 12 FT ABOVE A WALKING SURFACE, THE BOTTOM LEVEL SHALL BE OF APPROVED PLASTIC OR LAMINATED SAFTY GLASS UNLESS FULLY PROTECTED BY SCREENING AS PER SECTION 2409.3 UBC. SKYLIGHTS TO BE MOUNTED ON MIN. 4" HIGH CURB & FULLY FLASHED

WHERE SUCH EGRESS WINDOW OCCURES BELOW GRADE, PROVIDE A WINDOW WELL HAVING MIN. 9 SFT CLEAR OPENING AND MIN NET DIMENSIONS OF 36" E/W AS PER SECTION 1026.5 CBC.  
ALL OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE TO BE FULLY CAULKED OR OTHERWISE SEALED TO LIMIT AIR INFILTRATION AS PER CEC SPECS; THESE INCLUDE JOINTS AROUND WINDOW AND DOOR FRAMES, PLUMBING AND WIRING PENETRATIONS, SEAMS BETWEEN SOLE PLATES AND SUBFLOORING, BETWEEN BUILDING PANELS, ETC.  
ALL DOORS, WINDOWS, AND ACCESSES BETWEEN CONDITIONED AND UNCONDITIONED AREAS, INCLUDING GARAGES, ENCLOSED OR OPEN PORCHES, ATTICS, AND FURNACE CLOSETS, ARE TO BE FULLY WEATHERSTRIPPED AS PER CEC SPECS.  
EXTERIOR WINDOWS SHALL HAVE AT LEAST ONE TEMPERED PANE (WUI)

PLUMBING SCHEDULE							
SYM	ITEM	MANUFACTURE/MODEL	SIZE	COLOR	VALVES/FITTINGS	OTHER FITTINGS	REMARKS
101	WC	KOHLER "CIMARRON"	28 3/4"x17 5/8"x30 3/4"	OWNERS CHOICE	MANUF. TRIP LEVER		MUST ALLOW 24" CLEAR IN FRONT
102	LAV	KOHLER "REVIVAL" K-2450	28"x19"Dx8 1/8"H		OWNERS CHOICE	w/ MANUFACTURER'S POP-UP DRAIN	
103	SHOWER	OWNERS CHOICE	SEE PLAN		OWNERS CHOICE	PROVIDE BRASS 2" DRAIN	
104	KITCHEN SINK	KOHLER "BROOKFIELD" K-5942	33"x122"Dx8 5/8"H		OWNERS CHOICE	w/ MANUFACTURER'S STRAINER	
105	WC	KOHLER "CIMARRON"	28 3/4"x17 5/8"x30 3/4"		MANUF. TRIP LEVER		
106	TUB/SHOWER COMB.	OWNERS CHOICE	SEE PLAN		OWNERS CHOICE	w/ MANUFACTURER'S TUB DRAIN w/BUILTIN STOPPER	
107	LAV	KOHLER "REVIVAL" K-2450	28"x19"Dx8 1/8"H		OWNERS CHOICE	w/ MANUFACTURER'S POP-UP DRAIN	
108	LAV	KOHLER "REVIVAL" K-2450	28"x19"Dx8 1/8"H		OWNERS CHOICE	w/ MANUFACTURER'S POP-UP DRAIN	

APPLIANCE SCHEDULE							
SYM	ITEM	MANUFACTURE/MODEL	SIZE	COLOR	VALVES/FITTINGS	OTHER FITTINGS	REMARKS
101	REFRIGERATOR	OWNERS CHOICE	OWNERS CHOICE	OWNERS CHOICE	OPT. WATER LINE	MANUFACTURER'S RECOMMENDED ELECT. CONNECTION	
102	DISHWASHER	OWNERS CHOICE			HOT WATER CONNECTION	MANUFACTURER'S RECOMMENDED CONNECTIONS AND DRAIN LINE	
103	RANGE EXHAUST HOOD	OWNERS CHOICE			LP GAS	PROVIDE CONNECTIONS PER MANUFACTURER'S RECOMMENDED PROVIDE CONNECTIONS PER	PROVIDE VENT TO EXTERIOR
104	RANGE	OWNERS CHOICE				MANUFACTURER'S RECOMMENDED PROVIDE CONNECTIONS PER MANUFACTURER'S RECOMMENDED	
105	ON-DEMAND WH	OWNERS OPT.			LP GAS		
106	FAU	OWNERS CHOICE			LP GAS		
107	WASHEER/DRYER	BY OWNERS			HOT AND COLD WATER CONNECTION BOX	MANUFACTURER'S RECOMMENDED CONNECTIONS AND DRAIN LINE, LP GAS OPT.	PROVIDE VENT TO EXTERIOR

INTERIOR FINISH SCHEDULE																			
SYM	ROOM	FLOOR				BASE				WALLS				CEILINGS				AREA	REMARKS
		RESILIENT FLR	CARPET	HARDWOOD	CERAMIC TILE	EXPOSED CONC.	1x STAIN GRADE WOOD TRIM	1x PAINT GRADE WOOD TRIM	COVERED	CERAMIC TILE	TOPSET	16OATS STAIN 2 COATS SEAL	16OAT PRIMER 2 COAT LATEX TRIM PAINT	16OAT PRIMER 2 COAT LATEX TRIM PAINT	16OAT PRIMER 2 COAT LATEX TRIM PAINT	16OAT PRIMER 2 COAT LATEX TRIM PAINT	16OAT PRIMER 2 COAT LATEX TRIM PAINT		
	HALL																	57	
	KITCHEN																	99	
	STAIRS																	37	5/8" DRYWALL ON ALL SUPPORTING MEMBERS SEE DETAILS
	CLOSET 1																	5	
	GREAT ROOM																	221	V=VAULTED CEILING
	BATH ROOM																	39	
	LAUNDRY																	14	
	BATH																	42	
	LIN																	8	
	LAV																	33	
	BEDROOM																	265	
	CLOSET																	49	
	LOFT																	865	V=VAULTED CEILING, SF =HABITAL SPACE

TAPE, TEXTURE AND PRIME ALL DRYWALL WALLS AND CEILINGS. U.O.N.

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SCHEDULES  
SCALE: NONE

DATE: 12/6/10  
DRAWN BY: AK - 1009  
REVISIONS:  
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A6 OF 12  
JOB #: 1017