



**CAPITAL ESTATES- LOT 282
SMALL LOT 3,300 PLAN
WEST SACRAMENTO, CA.**

PLAN AREAS:
MAIN FLOOR LIVING AREA: 3,300 S.F.
GARAGE AREA: 135 S.F.
COVERED PORCH AREA: 145 S.F.

GENERAL NOTES:

- PRE-FAB FIREPLACES SHALL BE INSTALLED PER MANUFAC. SPECIFICATIONS. PROVIDE HEARTH EXTENSION AS REQ'D BY MANUFAC.
- ALL HOSE BIBS TO HAVE NON-REMOVABLE BACK FLOW PREVENTION DEVICES PER C.F.C. 402.4.1
- ALL TANK WATER HEATERS SHALL HAVE SEISMIC BRACING. WATER HEATERS INSTALLED IN GARAGE LOCATIONS SHALL BE PLACED ON A PLATFORM THAT IS 18" MIN. ABOVE THE GARAGE FLOOR.
- PROVIDE 5/8" TYPE 'X' GYP BD AT ALL REQUIRED FIRE SEPARATIONS: HOUSE TO GARAGE SEPARATION, INCLUDING ALL POSTS AND BEAMS
- SHM ALL WINDOWS TO ALIGN WITH TOP OF ADJACENT DOOR WHERE OCCURS
- LOCATION OF ALL TOWEL BARS, RINGS, TP HOLDERS, AND HOOKS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION. PROVIDE 2x BACKING AT ALL LOCATIONS
- OPEN FLOOR OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS, AND WALKING SURFACES MORE THAN 30" ABOVE GRADE OR FLOOR BELOW SHALL BE PROTECTED BY A GUARDRAIL. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH
- ATTIC ACCESS HATCHES SHALL NOT HAVE ANY SHELVING DIRECTLY BELOW. ATTIC ACCESS HATCHES MUST BE READILY ACCESSIBLE
- ALL SHOWERS AND TUB SHOWERS SHALL HAVE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES WITH A WATER TEMPERATURE MAXIMUM SETTING OF 120 DEGREES F (49 DEGREES C)
- ALL WINDOW HEIGHTS NOTED ARE ABOVE ADJACENT T.O.S. U.N.O. THE NOTE 'EGRESS' INDICATES THAT THE WINDOW MEETS THE ESCAPE AND RESCUE Q/RNTS PER C.R.C. R310. WINDOW MANUFACTURER TO VERIFY
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY (IE. DOUBLE KEY DEAD BOLT) PER C.R.C. R312
- ATTIC ACCESS SCUTTLE DOOR TO HAVE INSULATION PERMANENTLY ATTACHED AND DOOR TO BE GASKETED TO PREVENT LEAKAGE PER CEC 150.91A2
- DIRECT VENT SEALED COMBUSTION GAS APPLIANCE FIREPLACE MUST COMPLY WITH THE CAL GREEN CODE Q/RNTS AND ANSQ Z2150 (CAL GREEN 4.503.1)
- BATHROOMS WITH TUBS OR SHOWERS SHALL HAVE ENERGY STAR EXHAUST FANS VENTED TO OUTSIDE THE BUILDING AND CONTROLLED BY A HUMIDISTAT UNLESS PART OF THE WHOLE HOUSE VENTILATION SYSTEM (ALSO SEE MIN. INTERRITANT PER C.F.C. 1403.1 AND 3 ONE MAX PER T-24 150.01A) 1 150.2(A)
- PIPE, VENT, DUCT AND WIRE PENETRATION OF THE GARAGE FIREWALL NEED NC BE SEALED WITH A LISTED FIRESTOP BUT DO NEED TO PREVENT PASSAGE OF FLAME WITH AN APPROVED MATERIAL. CRC R302.5.3 AND R302.11, ITEM 4.

PROJECT KEYNOTES:

- SINK WITH DISPOSAL
- SINK
- LOW FLUSH WATER CLOSET
- 48" GAS RANGETOP
- 30" ELECTRIC DOUBLE OVENS
- 24" DISHWASHER- PROVIDE AIRGAP
- MICROWAVE DRAISER
- 34" REFRIGERATOR- PROVIDE WATER LINE
- TANKLESS GAS DOMESTIC WATER HEATER
SEE TITLE 24 FOR SPECIFICATIONS
NOTE: UNIT SET WITH BOTTOM MINIMUM 40" OF FLOOR
- 48" TILE SEAT- SLOPE TO DRAIN.
- A/C UNIT CONDENSER ON PAD BY MANUFACTURER
- GAS FORCED AIR H.V.A.C. UNIT
- PRE-FAB GAS FIREPLACE. VERIFY UNIT SELECTION IN FIELD. UNIT SELECTED TO BE APPROVED FOR INSTALL IN CALIFORNIA. INSTALL PER INSTRUCTIONS. COORDINATE MATERIAL CLEARANCES AT FIREPLACE HEARTH, MANTEL, AND SURROUND DESIGN WITH OWNER.
- 34"x44" FREE STANDING SOAKING TUB
- MAIN WATER SERVICE WITH SHUT-OFF VALVE
- MAIN ELECTRICAL SERVICE- VERIFY LOCATION IN FIELD
- MAIN GAS SERVICE- VERIFY LOCATION IN FIELD
- 1 3/8" MIN THINK SOLID CORE DOOR WITH SELF CLOSER
- HOOD - VENT TO EXTERIOR
- HOSE BIB
- WASHER SPACE- PROVIDE HOOKUPS AND DRAIN
- DRYER SPACE - PROVIDE GAS STUB AND VENT TO OUTSIDE
- TILE SHOWER WITH CURB- PROVIDE FULL HT TILE FINISH
PROVIDE TEMP GLASS ENCLOSURE

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REVISIONS:

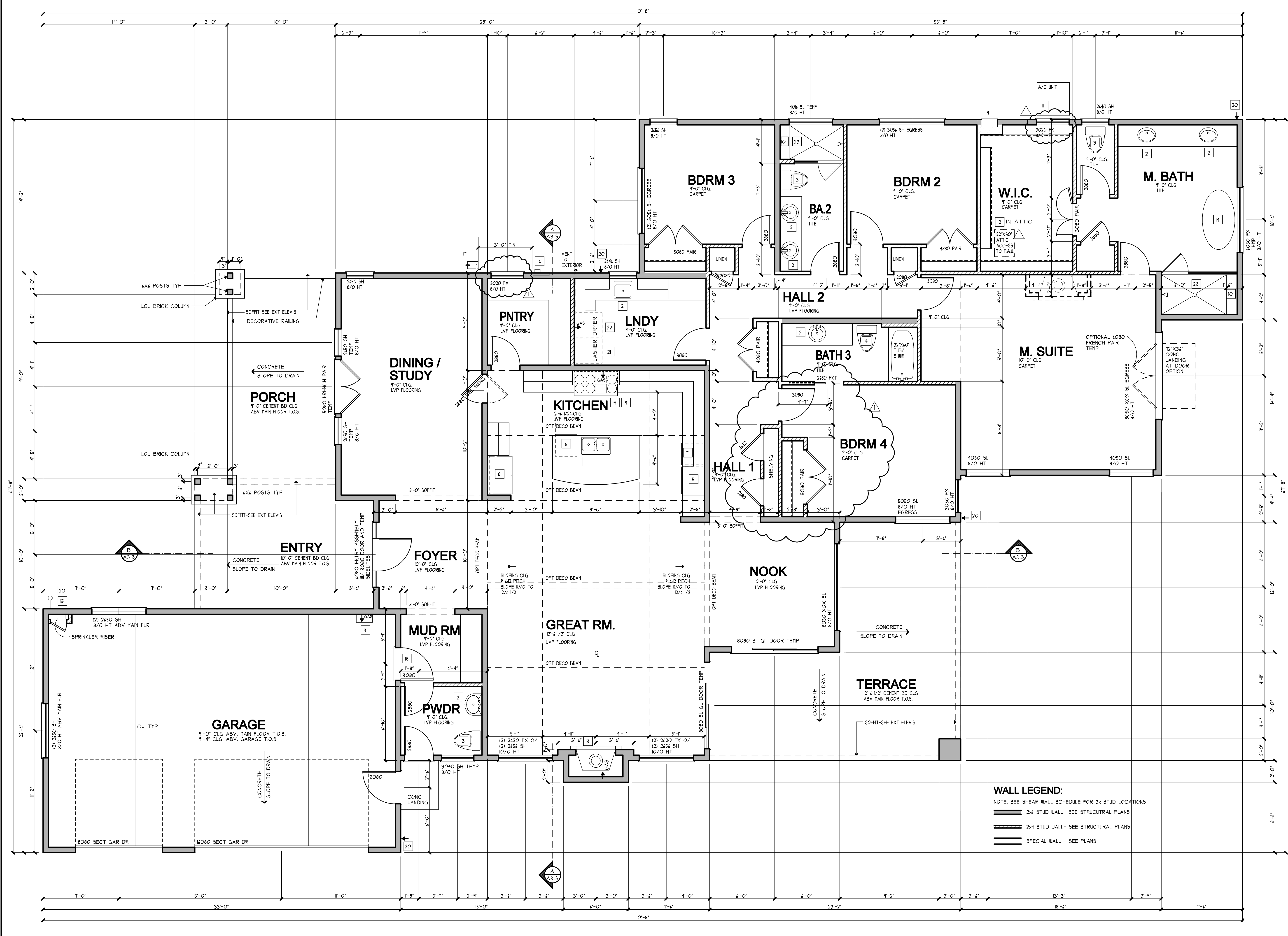
- PLANCHCK 6/30/20



FLOOR PLAN

SCALE: 1/4" = 1' - 0"
DATE: JUNE 15, 2020
JOB: 19041
SHEET:

A2.1



WALL LEGEND:
NOTE: SEE SHEAR WALL SCHEDULE FOR 3x STUD LOCATIONS
2x STUD WALL - SEE STRUCTURAL PLANS
2-4 STUD WALL - SEE STRUCTURAL PLANS
SPECIAL WALL - SEE PLANS