

1. ALL WORK SHALL COMPLY WITH THE 2001 CALIFORNIA CODES BASED ON THE 2000 IBC, 2000 UPC, THE 2004 CALIFORNIA ELECTRICAL CODE BASED ON THE 2002 NEC, AND THE 2005 RESIDENTIAL STANDARDS.

2. A PERMIT IS REQUIRED FOR GRADING.

3. BUILDING ADDRESS NUMBERING SHALL BE PLACED UPON STRUCTURE AS PER ORDINANCE. THE INDIVIDUAL NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE AT LEAST 4" IN HEIGHT AND 1" IN STROKE IN ALL AREAS ZONED FOR SINGLE-FAMILY RESIDENCES.

4. OTHER THAN STRUCTURAL ELEMENTS USED IN SHOWERS SHALL BE A TYPE NOT MATERIALLY AFFECTED BY MOISTURE. SHOWERS SHALL BE FINISHED TO A HEIGHT OF 7'0" ABOVE THE DRAIN INLET.

5. SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL SHOWER VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

6. WATER HEATER AT UPPER AND LOWER 1/3 OF VERTICAL HEIGHT.

7. LIGHT SHALL BE INSTALLED AT ALL EXTERIOR DOORS.

8. WATER LINES SHALL BE TYPE "L" MINIMUM.

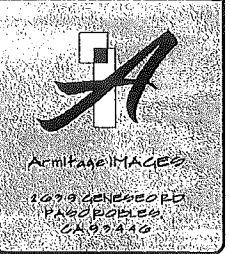
FOR PORTE COCHERE  
SEE A-17

SHOWERS SHALL BE  
FINISHED TO A HEIGHT  
OF 7'0"

FOR STAIR &  
RAILING DETAILS  
SEE A-11

**GENERAL NOTES:**

1. ALL FLOORING INDICATED ON THIS PLAN INCLUDING STAINED CONCRETE TILE, STONE PAVERS WITH WOOD INLAY INCLUDE RADIANT HEAT SYSTEM.
2. EXTERIOR WALLS & PLUMBING WALLS ARE 2X6 STUD WALLS @ 16" O.C. W/ R-21 BATT INSULATION, PLYWOOD PER STRUCTURAL DRAWINGS. GENERAL FINISH INCLUDES A VENEER STONE MAINSCOT OR BASE WHERE INDICATED AND A MAINSCOT CAP, PLASTER WHERE INDICATED.
3. INTERIOR WALLS ARE 2X4 STUD WALLS @ 16" O.C. UNLESS OTHERWISE INDICATED. (CHASE WALLS ARE 2X6). 1/2" PAINTED DRYWALL WITH TEXTURED SKIM COAT; WOOD BASE BOARD, SOUND INSULATION @ BATHROOMS.
4. SEE SHEET A-24 FOR KEY TO WINDOW TYPES AND DOOR SCHEDULES.
5. SEE SHEET A-24 FOR ROOM FINISH SCHEDULE. SEE NOTE 10.
6. SEE SHEET A-20 FOR PLUMBING FIXTURES AND APPLIANCES.
7. CABINETS IN KITCHEN TO BE MOOD-MODE, BRITISH CLASSICS SERIES. COUNTER TOPS TO BE GRANITE, BUTCHERBLOCK IN ISLAND.
8. CLOSET SYSTEMS BY OWNER.
9. SLOPE ALL OUTDOOR FLATWORK 3/8"/FT MIN.
10. USE 5/8" TYPE 'X' GYP BD ON WALLS & CEILINGS OF GARAGE 1 ON THE WALLS & UNDERSIDE OF STAIRS.

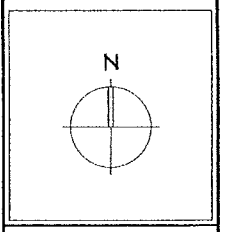


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REVISIONS  
1 5-18-06  
2 7-1-06

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DATE 3-5-06

SCALE 1/4" = 1'-0"

DRAWN BY DAG

SHEET

